

CWA & Lake St.

Real Estate

Property Information Package

207-794-2460

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. Inactive licensees may not practice real estate brokerage.

MLS #: 1604503

County: Penobscot

Public Detail Report

Seasonal: Yes

List Price: \$89,000

Status: Active

Property Type: Residential

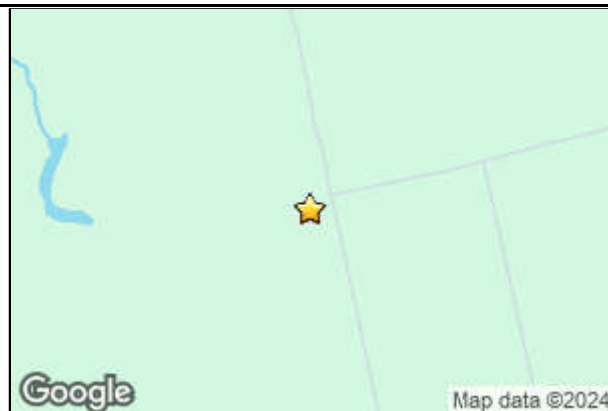
Original List Price: \$89,000

Directions: Right onto Main Street Lincoln for 0.1 mile to a Right onto Rte 6 east for 10.0 miles to a Left onto Hale Farm Road for 1.3 miles. Property is on the Left. (Driveway is 50' before the Right hand turn onto Ridge Rd).



200 Hale Farm Road
Lee, ME 04455

List Price: \$89,000
MLS#: 1604503



General Information

Sub-Type: Single Family Residence	Year Built: 999	Rooms: 3	Sqft Fin Abv Grd+/-: 500
Style: Camp	Fireplaces Total: 0	Beds: 2	Sqft Fin Blw Grd+/-: 0
Color: Natural		Baths: 0/0	Sqft Fin Total+/-: 500
			Source of Sqft: Measured

Land Information

Leased Land: No	Waterfront: No	Road Frontage +/-: 600
Lot Size Acres +/-: 5.51	Water Views: No	Source of Rd: Public Records
Source of Acreage: Public Records		Front: Zoning: See Town of Lee
Surveyed: No		Zoning Overlay: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:							
Full Baths Lvl 1: 0	Half Baths Lvl 1: 0								
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0								
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0								
Full Baths Upper: 0	Half Baths Upper: 0								
Appliances: Gas Range; Other; Other Appliances: Misc furnishings									
Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Living Room	15	15	First		Other Room	24	8	First	
Kitchen	15	8	First						

Property Features

Site: Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: Crawl Space
Parking: 1 - 4 Spaces	Foundation Materials: Other; Pillar/Post/Pier
Location: Rural	Exterior: Wood Siding
Roads: Gravel/Dirt; Private; Right of Way; Seasonal	Roof: Metal
Electric: Off Grid; Other Electric	Heat System: Stove
Gas: Bottled	Heat Fuel: Wood
Sewer: Septic Needed	Water Heater: None
Water: Other	Cooling: None
Basement Entry: Not Applicable	Floors: Wood
	Other Structures: Outhouse/Privy; Shed
	Veh. Storage: No Vehicle Storage
	Garage: No
	Amenities: 1st Floor Bedroom
	Patio and Porch Features: Deck; Porch
	View: Trees/Woods

Tax/Deed Information

Book/Page 14633/275	Full Tax Amt/Yr: \$558.25/ 2023	Map/Block/Lot: 7//30-1
		Tax ID: 200HaleFarmRoadLee04455

Remarks

Remarks: Well maintained and ready for you now. This traditional Maine hunting camp is also well situated for ATV use. Sleeps 6-8. 40 minutes from the village of Lee and its' local ski area (Mt. Jefferson). It offers wonderful seasonal access to many of Northern Mainers outdoor recreational opportunities.

LO: CWA & Lake Street Real Estate

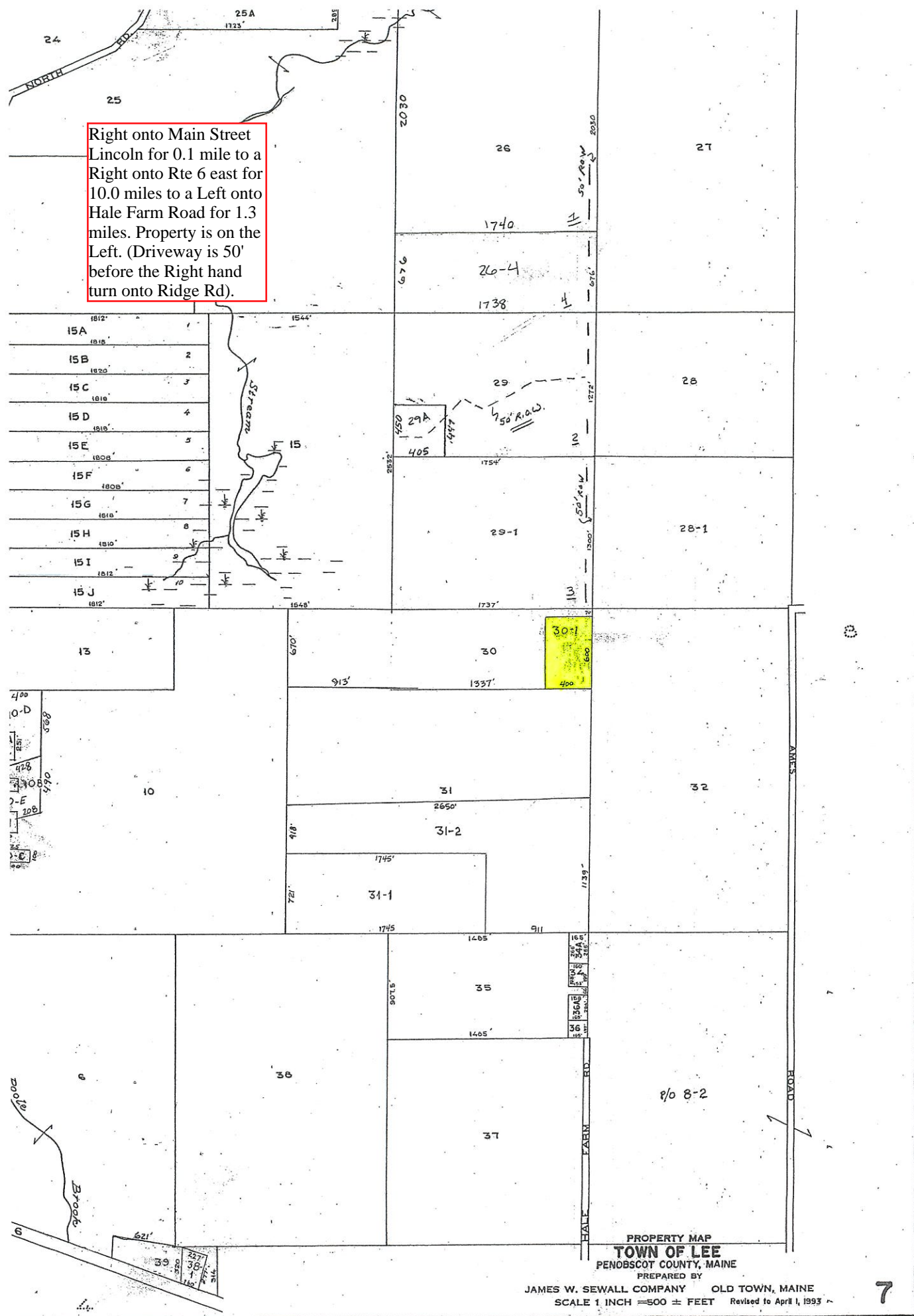
Listing provided courtesy of:

CWA & Lake Street Real Estate
 CWA & Lake Street Real Estate
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 Lincoln, ME 04457
 207-794-2460
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The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2024 and FBS.



Right onto Main Street
 Lincoln for 0.1 mile to a
 Right onto Rte 6 east for
 10.0 miles to a Left onto
 Hale Farm Road for 1.3
 miles. Property is on the
 Left. (Driveway is 50'
 before the Right hand
 turn onto Ridge Rd).



PROPERTY MAP
TOWN OF LEE
 PENOBSCOT COUNTY, MAINE

PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 500 ± FEET Revised to April 1, 1993

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

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 Rainwater caught in a barrel

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: underneath roof downspout
Installed by: owner
Date of Installation: 2017+/-
USE: Number of persons currently using system: Seasonal use only
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: Owner & Observation
Buyer Initials _____ Page 1 of 8 Seller Initials Initial
DFJ Initial
DFS

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

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: Privy

Tank Size: 500 Gallon 1000 Gallon Unknown Other: Privy

Tank Type: Concrete Metal Unknown Other: Privy

Location: beside camp OR Unknown

Date installed: unknown Date last pumped: never Name of pumping company: N/A

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? Yes No

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

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: Privy only. Sink drains run onto ground

Source of Section II information: Owner & observation

Buyer Initials _____

Seller Initials Initial
DEJ Initial
DES

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

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	Woodstove			
Age of system(s) or source(s)	unknown			
TYPE(S) of Fuel	wood			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	seasonal use only			
Name of company that services system(s) or source(s)	owner			
Date of most recent service call	unknown			
Malfunctions per system(s) or source(s) within past 2 years	none			
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: _____
 Date chimney(s) last cleaned: unknown
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: _____

Source of Section III information: 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: _____

Buyer Initials _____

Seller Initials

Initial DFJ Initial DFS

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

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: Owner

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: _____

Source of information: Owner

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: _____

Source of information: Owner

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: _____

Source of information: Owner

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: Owner

Buyer Initials _____

Seller Initials DFJ DFS

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

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: _____

Source of information: Owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: Owner

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: R.O.W.

Source of information: 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? Individual land owners

Road Association Name (if known): none

Source of information: Owner

Buyer Initials _____

Seller Initials DEJ DEJ

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: **FEMA**

Buyer Initials _____

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Seller Initials Initial
DFS Initial
DFS

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

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
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: unknown

What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: 2022+/-

Water, moisture or leakage: none known

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

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

Prior water, moisture or leakage? Yes No Unknown

Comments: Crawl Space only

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: Partially wired for a generator. Some DC power from car batteries.

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: This is a seasonal cabin and is used infrequently.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known but buyers are encouraged to perform any inspections that they feel are needed.

Comments: _____

Source of Section VII information: Owner & observation

Buyer Initials _____

Seller Initials DEJ DES

PROPERTY LOCATED AT: 200 Hale Farm Road, Lee, ME 04455

SECTION VIII — ADDITIONAL INFORMATION

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.

Signed by:
Daniel Footer Sr. 9/19/2024
964ECE08540342A
SELLER DATE
Dan Footer Sr.

Signed by:
Daniel Footer Jr. 9/19/2024
964ECE08540342A
SELLER DATE
Dan Footer Jr.

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 Dan Footer Sr., Dan Footer Jr. (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 200 Hale Farm Road, Lee, ME 04455

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.

_____	Signed by:	<u>Daniel Footer Sr.</u>	<u>9/19/2024</u>
Buyer _____	Date	Seller <u>Daniel Footer Sr.</u>	Date <u>9/19/2024</u>
Buyer _____	Date	Seller <u>Dan Footer Jr.</u>	Date _____
Buyer _____	Date	Seller _____	Date _____
Buyer _____	Date	Seller <u>[Signature]</u>	Date <u>9-18-24</u>
Agent _____	Date	Agent <u>Kirk Ritchie</u>	Date _____

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