

SELLER'S PROPERTY DISCLOSURE – LAND ONLY

PROPERTY: The real estate in Township 3, Range 4 N.B.K.P. as described in a deed recorded in the Somerset County Registry of Deeds in Book 5413, Page 344.

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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. **Inspections are highly recommended.**

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding hazardous materials that are currently or previously existing in or on the real estate:

A. UNDERGROUND STORAGE TANKS – Current or previously existing

Are there now, or have there ever been, any underground storage tanks on the property? Unknown

IF YES: Are tanks in current use? Unknown

IF NO ABOVE: How long have tank(s) been out of service? N/A

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

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

Have you ever experienced any problems such as leakage? N/A

Are tanks registered with the Dept. of environmental Protection? Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Unknown

Comments: N/A

B. OTHER HAZARDOUS MATERIALS – Current or previously existing (such as Toxic Material, Land Fill, etc.):

Unknown

Attachment explaining current problems, past repairs or additional information about any of above? No

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

SECTION II. GENERAL INFORMATION

Is the property subject to or have the benefits of any encroachments, easements, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes

IF YES: Explain: The property benefits from ROW easements as recorded in Somerset County Book 1015, Page 153, Book 2897, Page 280, and Book 2962, Page 156. The property is also subject to four recreational lease agreements for lots along the South Branch of the Penobscot River.

What is your source of information? Deed Registry; Seller; Forest Management Records

Are there any shoreland zoning, resource protection or other zone requirements on the property? Yes

IF YES: Explain: The subject is under the zoning jurisdiction of the LUPC. The property is primarily M-GN zoning, with areas of P-SL1, P-SL2, P-WL1, P-WL2, & P-WL3.

What is your source of information? Land Use Planning Commission zone map, Forest Mgmt Records.

Is the subject property the result of a division of property within the last five years? No

IF YES: Explain: N/A

What is your source of information? N/A

Are you receiving a tax exemption or reduction for this property for any reason including but not limited to Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes

IF YES: Explain: Parcel is currently enrolled in Maine's Tree Growth Tax Law (36 M.R.S. §571 et seq.). Removal from Tree Growth tax status may result in substantial financial penalties.

Has property ever been soil tested? Unknown If YES, are the results available? No

Has property been surveyed? Unknown If YES, are the results available? No

ATTACHMENTS: Yes

Additional Information: Buyers are strongly encouraged to seek professional advice prior to purchase.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

_____ as Agent for Seller
SELLER _____ DATE _____

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____ BUYER _____ DATE _____

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