

SELLER'S PROPERTY DISCLOSURE – LAND ONLY

PROPERTY: The real estate in T13 R14 WELS and T16 R13 WELS as described in deeds recorded in the Southern District of the Aroostook County Registry of Deeds in Book 5858, Page 1 and in the Northern District of the Aroostook County Registry of Deeds in Book 2044 Page 186. The interest to be conveyed is the 100% fee simple interest in the T16 R13 WELS tract and a 99.57258% common and undivided interest in the T13 R14 WELS tract.

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 and is subject to multiple easements for rights of way. The T13R14 tract has a deed covenant restricting subdivision and non-forestry use for a period of five years from December 2018. The subject is also encumbered by one recreational lease agreement for a camp site.
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-FW, P-SL1, P-WL1, P-WL2, P-WL3.
What is your source of information? Land Use Planning Commission zone maps, Forest Mgmt Records.
Is the subject property the result of a division of property within the last five years? Yes
IF YES: Explain: Portions of each tract were recently sold to a third party, and each tract has been subject to a partition and exchange of interests among co-owners.
What is your source of information? Deed Registry; Seller; Forest Management Records
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: Parcels are 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.

