

PROPERTY LOCATED AT: Main Road, Eddington, 04428

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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: _____

What materials are, or were, stored in the tank(s): _____

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

Comments: N/A

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

METHAMPHETAMINE: Yes No Unknown

Comments: N/A

Source of information: Seller

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

Buyer Initials _____

Seller Initials [Signature]

PROPERTY LOCATED AT: Main Road, Eddington,

SECTION II — 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: Access easement over land, utility & telephone line easements

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?~~ _____

Road Association Name (if known): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: Resource Protection associated with wetlands

Source of information: Town

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of information: Seller

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

If Yes, explain: Non-profit ownership status

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

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

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

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: SELLER

Additional Information: N/A

Buyer Initials _____

Seller Initials [Signature]

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ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

[Handwritten Signature]

11-18-2020

SELLER
KCI Charities, Incorporated

DATE

SELLER

DATE

SELLER

DATE

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

BUYER

DATE

BUYER

DATE

