

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

178 Meadow Road

PROPERTY LOCATED AT: Winterport, ME 04496

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.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known 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 your property? ☐ Yes ☐ No ☒ Unknown
IF YES: Are tanks in current use? ☐ Yes ☐ No ☐ 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 experienced any problems such as leakage? n/a
Are tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown
Comments: _____
Source of information: seller
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
☐ Yes ☐ No ☒ Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☐ No
Source of information: n/a

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 benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown
IF YES: Explain: Right of way
Source of information: Deed
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☐ Yes ☐ No ☒ Unknown
IF YES: Explain: _____
Source of information: _____
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? ☐ Yes ☐ No ☒ Unknown
IF YES: Explain: _____
Source of information: _____
- 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 ☐ No ☐ Unknown
IF YES: Explain: Tree Growth Forest Management and Harvest Plan Available? ☒ Yes ☐ No ☐ Unknown
- Has property ever been soil tested? ☒ Yes ☐ No ☐ Unknown If YES, are the results available? ☐ Yes ☒ No
- Are mobile/manufactured homes allowed? ☒ Yes ☐ No ☐ Unknown Are modular homes allowed? ☒ Yes ☐ No ☐ Unknown
- Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No
- ATTACHMENTS: ☐ Yes ☐ No
- Source of information: town & seller
- Additional Information: _____

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

2/17/2016
SELLER Scott Leach DATE _____ SELLER _____ DATE _____
The Lane Const Corp

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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