

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 _____

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Seller Initials DJS

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: ROW over 73-34-00 Road and 73-00-00

Source of information: Seller & Deed Restrictions

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? Privately maintained by wind turbine company

Road Association Name (if known): None

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

If Yes, explain: Shoreland Zoning

Source of information: Seller

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

If Yes, explain: Portion of larger tract owned by Seller

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: 400+/- acres in Tree Growth

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 _____

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Seller Initials DHJ

PROPERTY LOCATED AT: 0 Spec Pond , Osborn, ME 04408

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.

Duane H. Jordan 3/16/22
SELLER 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

