

PROPERTY LOCATED AT: Upper Boggy Brook Rd-18.5 Acre Lot, Ellsworth, ME 04605

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 SAD

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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: 50' right of way along northern boundary line. ROW is an established private road.

Source of information: Deed, seller & broker observations

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? Landowners along Upper Boggy Brook Road

Road Association Name (if known): None known

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

If Yes, explain: _____

Source of information: Seller, Broker

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: 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, Broker

Additional Information: 50' right of way is northern boundary line and separates the 18.5 acre subject lot

Continued... See Addendum additional information 1


Buyer Initials _____

Seller Initials [saw]

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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.


08/18/2022
Scott A. Dillon
SELLER 08/18/2022 4:06:42 PM EDT DATE SELLER DATE
Little Duck Pond Forest, LLC

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

ADDENDUM

PROPERTY: **Upper Boggy Brook Rd-18.5 Acre Lot, Ellsworth, ME 04605**

1) additional information

with owner/sellers 104.5 acre lot to the north that is also for sale. Subject 18.5 acre lot is part of larger lot.

Lined area for providing additional information.

Date: _____


Date: _____

Signature _____

Signature _____

Date: 08/18/2022 _____

Date: _____


Scott A. Dillon
Signature _____

Signature _____

Addendum