SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Treat Point Shores, Frankfort, ME

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
IF NO above: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s): Size of tank(s):
Location:
Have you experienced any problems such as leakage?
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:

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
none to sellers knowledge ☐ Yes ☒ No ☐ Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☐ 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, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? ☒ Yes ☐ No ☐ Unknown
IF YES: Explain: ROW
What is your source of information:

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ Unknown
IF YES: Explain: resource protection
What is your 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: created subdivision
What is your 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:

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
Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No
ATTACHMENTS: ☐ Yes ☐ No
Additional Information:

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

Anthony J Anselmo 4-24-07 — SELLER DATE
Laurie DeSmidt 4/24/07 — 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

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