SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Black Cat Subdivison Lot 1, Princeton, ME 04668

Under Maine Law, certain information must be made available to buyers to help them evaluate the property. 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 agents 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.): ☐ 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: Black Cat Properties Declaration of Covenants
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: Shoreland Zoning
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: _____
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: Tree growth

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.

John P. Ferlason 3/6/2006
SELLER DATE SELLER DATE
TemPerWal, LLC

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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