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 other 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. 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 X 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: _______________________________________________________

Source of information: Sellers

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

   TOXIC MATERIAL: ...............................................................  □ Yes X No □ Unknown
   LAND FILL: ...........................................................................  □ Yes X No □ Unknown
   RADIOACTIVE MATERIAL: ..................................................  □ Yes X No □ Unknown
   Comments: _______________________________________________________

Source of information: Sellers

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.
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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? □ Yes ☒ No □ Unknown
   If Yes, explain: ________________________________________________________________
Source of information: Sellers

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? □ Yes ☒ No □ Unknown
   If Yes, describe: ________________________________________________________________
   If Yes, who is responsible for maintenance (including road association, if any): __________________________

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? □ Yes ☒ No □ Unknown
   If Yes, explain: ________________________________________________________________
Source of information: Sellers

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: Sellers

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: ________________________________________________________________

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: Sellers

Additional Information: ________________________________________________________________

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.

SELLERDATE
Eugene M. Berry

SELLERDATE
Donna R. Berry

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.

BUYERDATE

BUYERDATE

BUYERDATE

BUYERDATE