PROPERTY LOCATED AT: Webb River Forest, Mexico, ME  04257

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  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: Seller

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

METHAMPHETAMINE: .....................................................................................................................................................................................  □ Yes  X  No  □ Unknown

Comments: ________________________________________________

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials ___________ ___________ ___________ ___________ Page 1 of 3  Seller Initials ___________ ___________ ___________
PROPERTY LOCATED AT: Webb River Forest, Mexico, ME 04257

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? ........................................................................................... X Yes □ No □ Unknown

If Yes, explain: Right of Way

Source of information: Seller

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 X No □ Unknown

If No, who is responsible for maintenance? Seller

Road Association Name (if known): None

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

If Yes, explain: State & Town Shoreland Zoning Laws

Source of information: Seller/State/Town

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

If Yes, explain: Tree Growth

Is a Forest Management and Harvest Plan available? ........................................................................................... X Yes □ No □ Unknown

Has all or a portion of the property been surveyed? ........................................................................................... X Yes □ No □ Unknown

If Yes, is the survey available? ........................................................................................... □ Yes □ No X Unknown

Has the property ever been soil tested? ........................................................................................... □ Yes X No □ Unknown

If Yes, are the results available? ........................................................................................... □ Yes □ No X Unknown

Are mobile/manufactured homes allowed? ........................................................................................... X Yes □ No □ Unknown

Are modular homes allowed? ........................................................................................... X Yes □ No □ Unknown

Source of information: Seller

Additional Information: 

Buyer Initials ______ ______ ______ ______ Page 2 of 3 Seller Initials ______ ______ ______
PROPERTY LOCATED AT: **Webb River Forest, Mexico, ME 04257**

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.

Cheryl Rathan-Schmitz  
SELLER DATE 11/3/2019

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  }

---

Maine Association of REALTORS®/Copyright © 2019.  
All Rights Reserved. Revised September 2019.