SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Wells, ME 04090

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 NA (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION 1. 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 been any underground storage tanks on your property?                  □ Yes □ No □ Unknown
   If Yes: Are tanks in current use? .............................................................................................................................. □ Yes □ No □ Unknown
   If NO above: How long have tank(s) been out of service? B/m
   What materials are, or were, stored in the tank(s)? n/a
   Age of tank(s): n/a
   Size of tank(s): n/a
   Location: n/a
   Have you experienced any problems such as leakage? n/a
   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: No known underground storage tanks found on property
   Source of information: Builder

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
   □ Yes □ No □ Unknown
   Source of information: Builder

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

SECTION 2. REGULATORY INFORMATION

Is the property subject to or have the benefit of any covenants, easements, rights-of-way, liens, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUDs) or restrictive covenants?
   □ Yes □ No □ Unknown
   If Yes: Explain: Wire Road Homeowner Association
   Source of information: Declaration/Bylaws

Are there any short-term zoning, resource protection or other overlay zone requirements on the property?
   □ Yes □ No □ Unknown
   If Yes: Explain:
   Source of information: Site plan

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:
   Source of information: Site plan

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 V/S: Explain:
   Source of information: Maine Management and Harvest Plan Available?
   □ Yes □ No □ Unknown
   If Yes, is the results available? □ Yes □ No □ Unknown
   Has property ever been sold used as a farm? □ Yes □ No □ Unknown
   Are mobile/manufactured homes allowed? □ Yes □ No □ Unknown
   Are modular homes allowed? □ 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

ATTACHMENTS:

Additional Information:

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

SELLER: HIGHLINE PROPERTIES, LLC
DATE: 1/1/2023
SELLER: 1/1/2023

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: 1/1/2023
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