## PROPERTY DISCLOSURE

(Non-Residential Properties)

## TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

ROPERTY LOCATED AT: 6 Colonial Way, Machias, ME 04654				
SECTION I. UNDERGROUND STORAGE TANKS				
To the best of Seller's knowledge (check one):				
No underground storage facility for the storage of oil or petroleum products exists on the premises.				
An underground oil storage facility exists on the premises which is subject to regulation by th Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Main Registration No The underground facility has has not bee abandoned in place.				
SECTION II. HAZARDOUS MATERIALS				
Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making nepresentations regarding current or previously existing known hazardous materials on or in the Real Estat lescribed above, except as follows:  Due to the age, the building may have lead paint, disclosure attached.				
(attach additional sheets as necessary)				
Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue of concern.				
SECTION III. MATERIAL DEFECTS				
Material defects pertaining to the physical condition of the property:  Top floor is in a partially renovated/unfinished state				
(attach additional sheets as necessary)				

ERA Dawson Bradford Company, 417 Main Street Bangor ME 4401 Nancy Roe

Page 1 of 3 Buyer Initials

Seller Initials (207)659-2174 CORBETT

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## PROPERTY LOCATED AT: 6 Colonial Way, Machias, ME 04654

SECTION IV. ACCESS TO THE PROPERTY	
s access by means of a way owned and maintained by the State, a county, or a municipality over which the pure as a right to pass?	
If No, who is responsible for maintenance? n/a	
Road Association Name (if known): <u>n/a</u>	
Source of information: common knowledge	
SECTION V. FLOOD HAZARD	
For the purposes of this section, Maine law defines "flood" as follows:  (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface was from any source; or  (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of ero or undermining caused by waves or currents of water exceeding anticipated cyclical levels or sudd caused by an unusually high water level in a natural body of water, accompanied by a severe storm of an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some simi unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a	raters osion denly or by ilarly
For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having or greater chance of flooding in any given year, as identified in the effective federal flood insurance study corresponding flood insurance rate maps.	_
During the time the seller has owned the property:	
Have any flood events affected the property?	wn
If Yes, explain: n/a	
Have any flood events affected a structure on the property? Yes X No Unkno	wn
If Yes, explain: n/a	
Has any flood-related damage to a structure occurred on the property? Yes X No Unkno	wn
If Yes, explain: n/a	
Has there been any flood insurance claims filed for a structure on the property?	wn
If Yes, indicate the dates of each claim: n/a	, , , , , ,
Has there been any past disaster-related aid provided related to the property	
or a structure on the property from federal, state or local sources for	
ourposes of flood recovery?	own
If Yes, indicate the date of each payment: n/a	
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Page 2 of 3 Buyer Initials Seller Initials SMC	

CORBETT

PROPERTY LOCATED AT: 6 Col	lonial Way, Machia	as, ME 04654	
Is the property currently located wh flood hazard mapped on the effective Federal Emergency Management A	ve flood insurance ragency on or after M	ate map issued by the	X No Unknown
n/a	gnated flood zone to	if the property indicated on that he	od insurance rate map:
Relevant Panel Number: n/a		Year: n/a	(Attach a copy)
Comments: n/a			
Source of Section V information: $\underline{\mathbf{F}}$	EMA		
The Seller agrees to provide pro appropriately changed with an amer		y changes in the information a	and this form will be
Susan M. (orbut	7/16/2025		
Seller 1CBEA686CEA4406 Susan M. Corbett	Date	Seller	Date
Seller	Date	Seller	Date
The undersigned hereby acknowled purchase the Real Estate.	lge receipt of this P	roperty Disclosure prior to the pr	eparation of an offer to
Buyer	Date	Buyer	Date
Buver	 Date	Buver	Date