

**PROPERTY DISCLOSURE ADDENDUM**  
(Non-Residential Properties)

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

REAL ESTATE: 442 Moosehead Blvd. Newport, Maine

SELLER: Northeast Occupational Exchange

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 the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility \_\_\_\_\_ has \_\_\_\_\_ has not been abandoned in place.

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

Material defects pertaining to the physical condition of the property:

\_\_\_\_\_  
\_\_\_\_\_  
(attach additional sheets as necessary)

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.

Date: February 8, 2016

Seller: Sharon Greenleaf  
Northeast Occupational Exchange

Seller: \_\_\_\_\_

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_



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ERA Dawson Bradford Company, 417 Main Street Bangor, ME 04401  
Phone: (207)947-6788

Fax: \_\_\_\_\_ John Birmingham

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)



NOE Newport

QUITCLAIM WITHOUT COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that FREDETTE BROS.,  
CORP, a Maine corporation with a place of business in Newport, County of Penobscot,  
State of Maine, for consideration paid, RELEASE to NORTHEAST OCCUPATIONAL  
EXCHANGE, a Maine corporation with a place of business in Newport, County of  
Penobscot and State of Maine, whose mailing address is 29 Franklin Street, Bangor,  
Maine 04401, certain real estate, situated in said Newport, County of Penobscot and  
State of Maine, further bounded and described as follows, to wit:

Any and all real estate located on the SOUTHERLY side of the following  
described boundary line: Beginning at an iron rod in the easterly sideline of the  
Williams Road four hundred eighty-seven and eighty-four hundredths (487.84)  
feet southerly of an iron rod at the southwest corner of land of the Newport Water  
Company as depicted on a plan recorded in the Penobscot County Registry of  
Deeds, Map file 2002-15; thence S 75 degrees 38' 49" E three hundred seventeen  
and fifty-five hundredths (317.55) feet to an iron rod set in the westerly sideline of  
Route #7 five hundred forty-seven and forty-four hundredths (547.44) feet  
southwesterly of an iron rod in the southeast corner of said Newport Water  
Company.

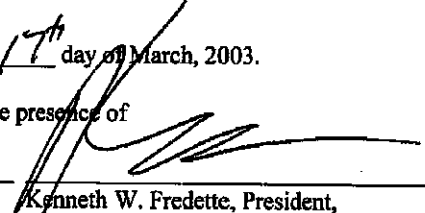
Meaning and intending to release any and all interest the said Grantor has in said  
real estate located on the southerly side of the above described boundary line. For  
source of title, reference is hereby made to a deed from David E. Rowe, Trustee to  
Fredette Bros., Corp dated October 12, 1999 and recorded in the Penobscot  
County Registry of Deeds in Book 7199, Page 181; reference is also made to a  
deed from John T. Rigazio and Robin L. Rigazio to Northeast Occupational  
Exchange dated May 25, 1999, and recorded in said Registry in Book 7054, Page  
167. Reference is hereby made to a companion release deed by and between the  
Grantor and Grantee herein, to be recorded herewith.

The purpose of this instrument is to establish a permanent boundary line  
agreement by and between said current abutters described above as said Grantor  
and Grantee.

WITNESS, my hand and seal this 17<sup>th</sup> day of March, 2003.

Signed, Sealed and Delivered in the presence of

Witness

  
Kenneth W. Fredette, President,  
Fredette Bros., Corp., duly authorized

State of Maine )  
County of Penobscot, ss. )

No Transfer Tax Paid

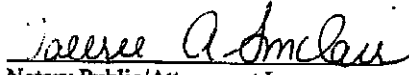
March 17<sup>th</sup>, 2003

Then personally appeared the above named Kenneth W. Fredette, President,  
Fredette Bros., Corp, and acknowledged the foregoing instrument to be his free act and  
deed and his free act and deed is his capacity.

Before me,

PENOBSCOT COUNTY, MAINE

  
Susan F. Bulley  
Register of Deeds

  
Notary Public/Attorney at Law

Valerie A. Sinclair, Notary Public  
State of Maine  
My Commission Expires 12/23/2004

016571

**WARRANTY DEED**

JOHN T. RIGAZIO and ROBIN L. RIGAZIO, husband and wife, both of Atkins Road, Corinna, County of Penobscot, State of Maine 04928, for consideration paid, grant to NORTHEAST OCCUPATIONAL EXCHANGE, a Maine corporation having a place of business in the City of Bangor, County of Penobscot, State of Maine 04401, with WARRANTY COVENANTS, the following described real estate:

A certain lot or parcel of land situated in NEWPORT, County of Penobscot, State of Maine, bounded and described as follows, viz:

Beginning at a point in the easterly sideline of the Williams Road, so-called, in said Newport, said point also being in the southwesterly corner of a lot of land now or formerly owned by the Newport Water District; thence southerly and by and along the easterly sideline of said Road, six hundred seventy-eight feet (678'), more or less, to an iron stake driven in to the ground and the beginning point of the lot to be described herein; thence continuing southerly and by and along the easterly sideline of said road, one thousand fifty feet (1,050'), more or less, to an iron stake driven into the ground; thence easterly eight feet (8'), more or less, to an iron stake driven into the ground, in the westerly sideline of State Route #7; thence northerly by and along the westerly sideline of said Route #7, one thousand fifty feet (1,050'), more or less, to an iron stake driven into the ground; thence westerly three hundred twenty-seven feet (327'), more or less, to the point of beginning.

EXCEPTING AND RESERVING the following:

Whatever rights the Newport Water Company may have in and to the above described premises, which rights were excepted and reserved from the deed from John Graham to Edward G. Rowe and Dora Rowe, dated April 29, 1947, recorded in the Penobscot Registry of Deeds in Volume 1266, Page 54.

Notice of Layout and Taking by the State of Maine by its State Highway Commission, recorded in the Penobscot Registry of Deeds in Volume 1871, Page 334.

Easement from Dora S. Rowe to Central Maine Power Co., dated May 14, 1968, recorded in the Penobscot Registry of Deeds in Volume 2138, Page 505.

Slope easement granted by David E. Rowe, et ux, to Kim A. Clifton by instrument dated January 19, 1989, recorded in the Penobscot Registry of Deeds in Volume 4390, Page 322.

The foregoing being all and the same premises conveyed by David E. Rowe, Trustee to the said John T. Rigazio and Robin Rigazio, by deed dated December 12, 1994, recorded in Penobscot Registry of Deeds, Volume 5814, Page 312.

WITNESS our hands and seals this 25 day of MAY, 1999.

Joel A. Dearborn

John T. Rigazio  
John T. Rigazio  
Robin L. Rigazio  
Robin L. Rigazio

STATE OF MAINE  
Penobscot, ss.

May 25, 1999

Personally appeared the above named John T. Rigazio and ~~Robin L. Rigazio~~ and acknowledged the foregoing instrument to be ~~their~~ free act and deed.

Before me,

Joel A. Dearborn  
Notary Public

Print Name: JOEL A. DEARBORN



"Maine Real Estate  
Transfer Tax Paid"

PENOBSCOT. ss RECEIVED

1999 MAY 25 P 2:07

#95-107  
NOEDEED - #109  
Rigazio - RE 12  
Tax Map 7, Lot 31

Austin Law Offices, Dexter, Maine REGISTER

Susan F. Bulay

FERRIS DEARBORN

QUITCLAIM WITHOUT COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that NORTHEAST  
OCCUPATIONAL EXCHANGE, a Maine corporation with a place of business in Bangor,  
County of Penobscot, State of Maine, for consideration paid, RELEASE to FREDETTE  
BROS., CORP., a Maine corporation with a place of business in Newport, County of  
Penobscot and State of Maine, whose mailing address is P.O. Box 70, Newport, Maine  
04953, certain real estate, situated in said Newport, County of Penobscot and State of  
Maine, further bounded and described as follows, to wit:

*PRAGAY*  
*DATE TO*  
*FREDETTE*  
*BROS*

Any and all real estate located on the NORTHERLY side of the following  
described boundary line: Beginning at an iron rod in the easterly sideline of the  
Williams Road four hundred eighty-seven and eighty-four hundredths (487.84)  
feet southerly of an iron rod at the southwest corner of land of the Newport Water  
Company as depicted on a plan recorded in the Penobscot County Registry of  
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and fifty-five hundredths (317.55) feet to an iron rod set in the westerly sideline of  
Route #7 five hundred forty-seven and forty-four hundredths (547.44) feet  
southwesterly of an iron rod in the southeast corner of said Newport Water  
Company.

Meaning and intending to release any and all interest the said Grantor has in said  
real estate located on the NORTHERLY side of the above described boundary  
line. For source of title, reference is hereby made to a deed from David E. Rowe,  
Trustee to Fredette Bros., Corp dated October 12, 1999 and recorded in the  
Penobscot County Registry of Deeds in Book 7199, Page 181; reference is also  
made to a deed from John T. Rigazio and Robin L. Rigazio to Northeast  
Occupational Exchange dated May 25, 1999, and recorded in said Registry in  
Book 7054, Page 167. Reference is hereby made to a companion release deed by  
and between the Grantor and Grantee herein, to be recorded herewith.

The purpose of this instrument is to establish a permanent boundary line  
agreement by and between said current abutters described above as said Grantor  
and Grantee.

WITNESS, my hand and seal this 24<sup>th</sup> day of March, 2003.

Signed, Sealed and Delivered in the presence of

David Nason  
Witness

By: Charles O Tingley Jr Executive Director  
(Print name/title)  
Northeast Occupational Exchange,  
duly authorized

State of Maine )  
County of Penobscot, ss. )

March 24, 2003

Then personally appeared the above named Charles O Tingley Jr  
for Northeast Occupational Exchange, and acknowledged the foregoing instrument to be  
his free act and deed and his free act and deed is his capacity.

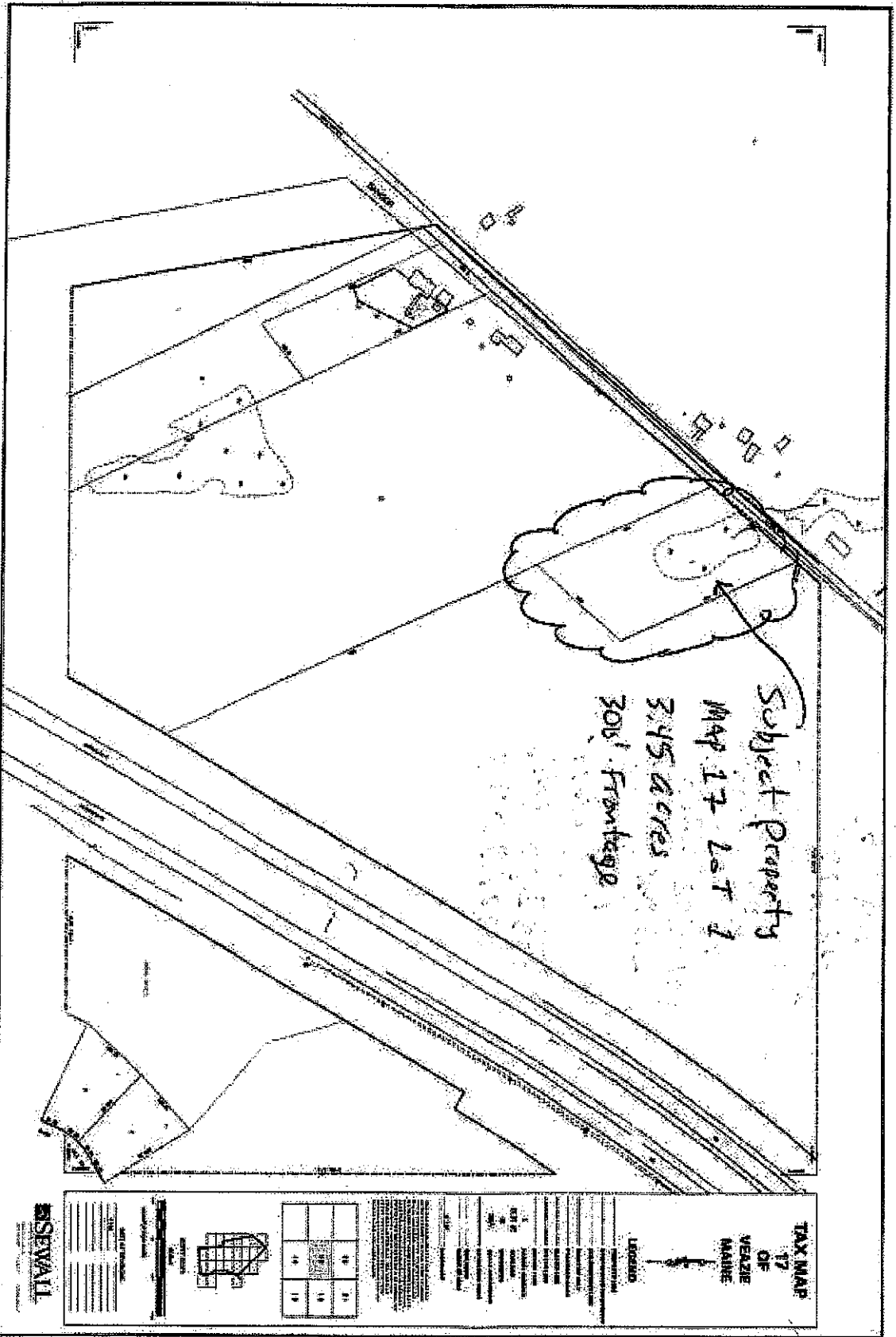
Before me,

No Transfer Tax Paid



Jolene L. Mitchell  
Notary Public/Attorney at Law - State of Maine  
My commission expires 10/10/08

PENOBSCOT COUNTY, MAINE  
Susan F. Bailey  
Register of Deeds

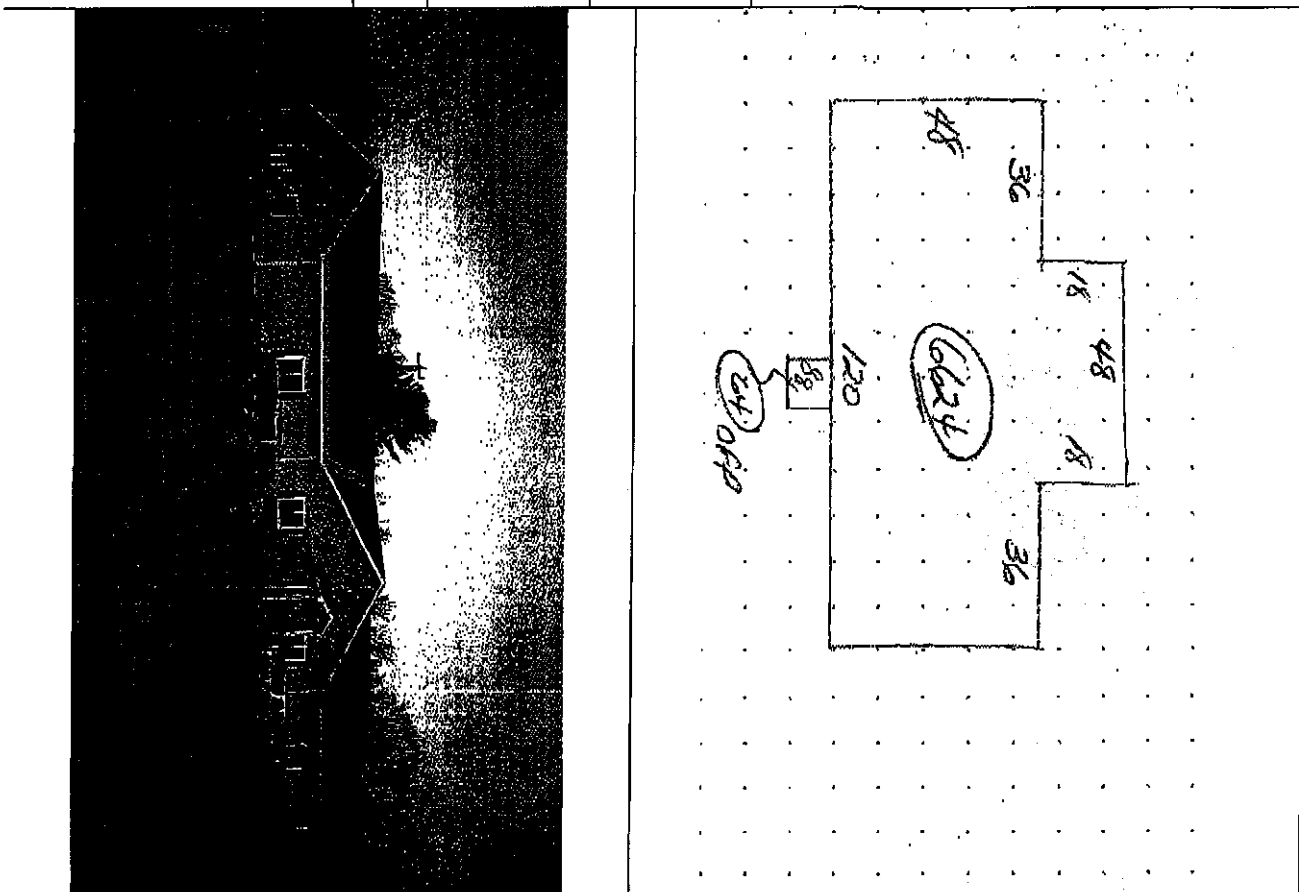


Card 1 of 1 1/19/2016

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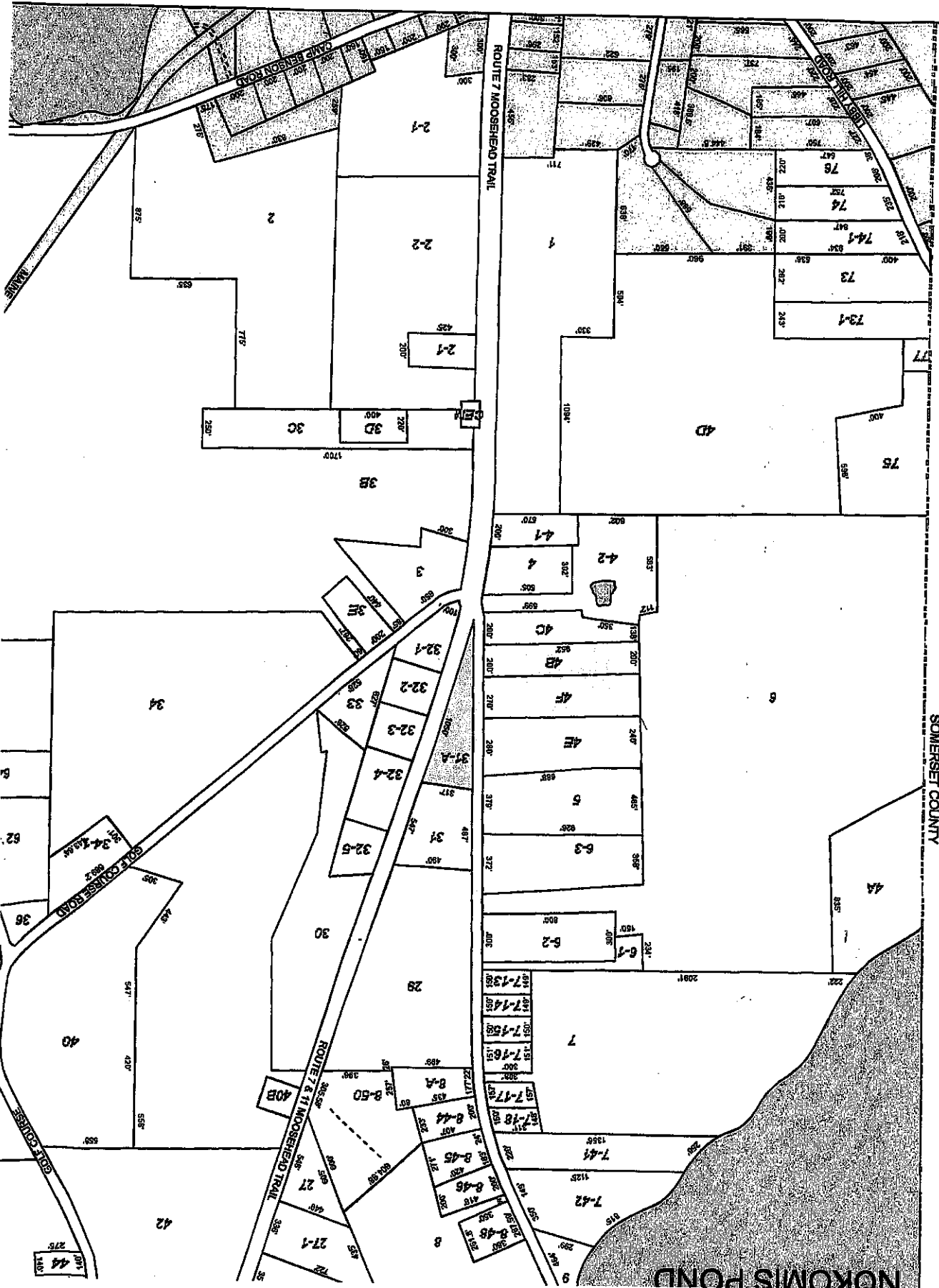
NEWPORT

Card 1 of 1 1/19/2016

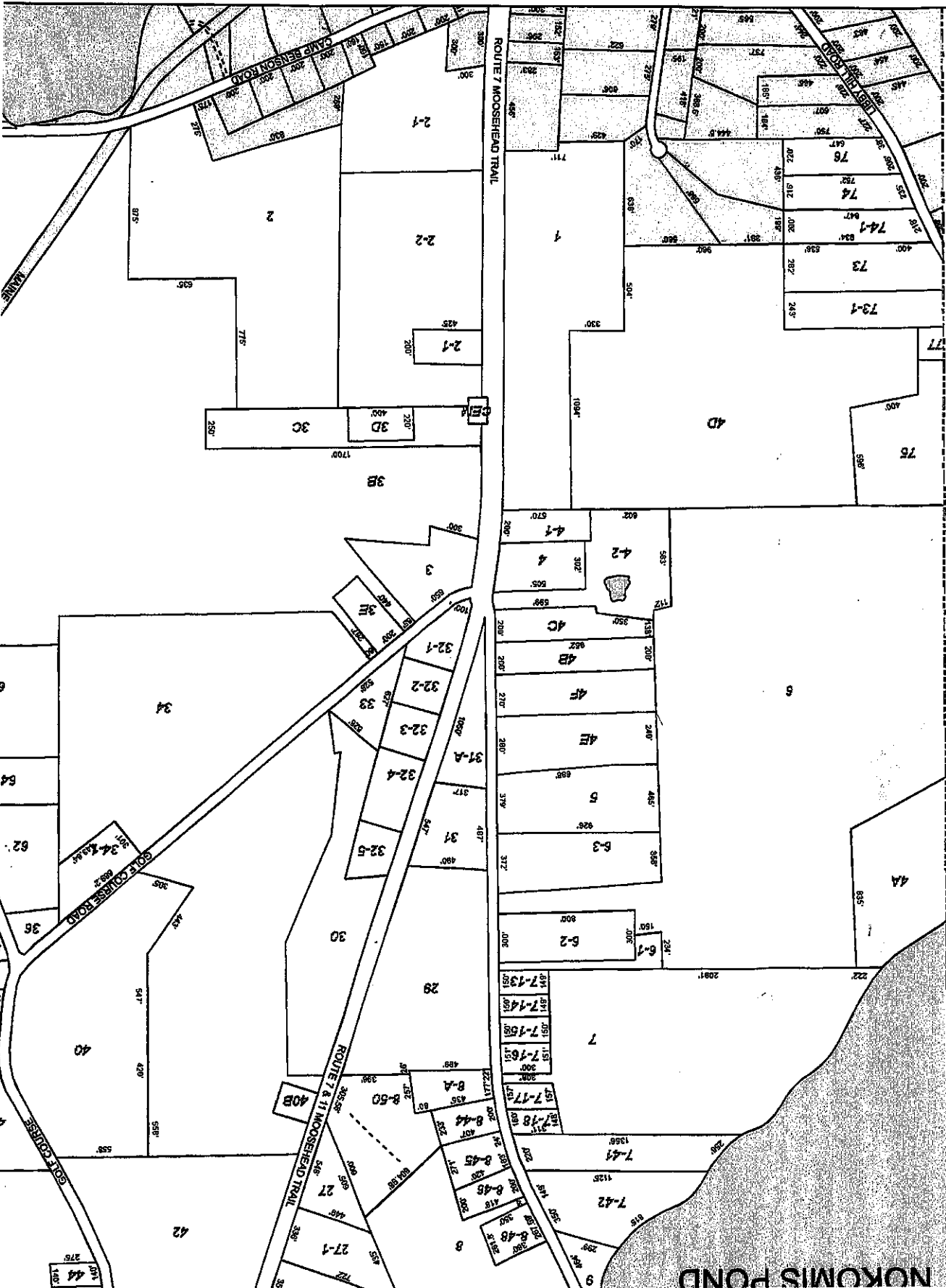




PALMYRA  
SOMERSET COUNTY



PALMYRA  
SOMERSET COUNTY





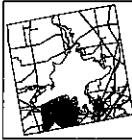
TOWN OF  
NEWPORT  
PENOBSCOT CO.  
MAINE



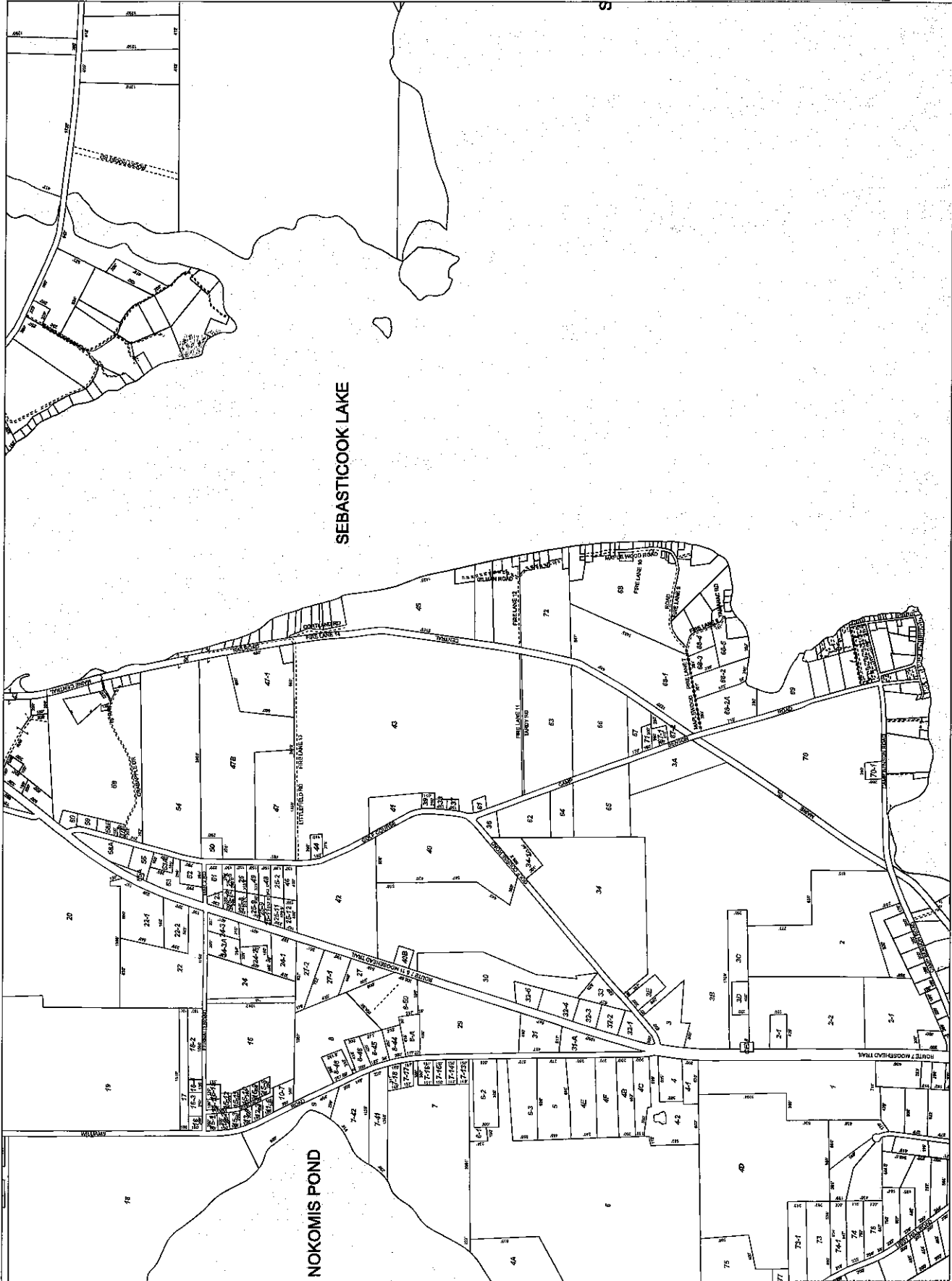
LEGEND	
	Left Hand
	Private Right of Way
	Historic Left Line
	Transmitted Line ROW
	Thick Line
	Thin Line

For Assessment Purposes  
Not to be used for conveyance.  
Map originally compiled in 1875  
By James W. Seale Co.  
Digitally updated thru April 1, 2015  
By  
Eastern Maine Surveyors  
Newburgh, Maine  
207-254-2777

1 inch = 500 Feet  
0 250 500 1,000  
FEET



Map 7



PALMYRA  
SOMERSET COUNTY