

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

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

PROPERTY LOCATED AT: 395 Griffin Rd., Bangor,

**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 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.

**SECTION II. HAZARDOUS MATERIALS**

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

**None Known**

(attach additional sheets as necessary)

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

**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

**None Known**

(attach additional sheets as necessary)

**SECTION IV. ROAD MAINTENANCE**

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): \_\_\_\_\_

Page 1 of 2

Seller(s) Initials

JO SA.

Buyer(s) Initials

JO SA.

**MEMORANDUM OF LEASE  
WITH OPTION**

LESSOR: CITY OF BANGOR

LESSEE: KATHY HARVEY d/b/a KATHY'S CATERING

DESCRIPTION: LOT 17 B/A Commercial Industrial Subdivision  
Bangor, Maine See Plan dated September, 1989 on file at the City of  
Bangor Engineering Department File # SD-133 and associated  
assessments as described in the attached Exhibit A.

DATE OF LEASE: December 15, 1997

TERM: Forty (40) years

OPTION TO RENEW: None

OPTION TO PURCHASE: At any time between December 15, 1997 and  
November 30, 2017

DATED: March 13, 1998

SIGNED BY:

Lessor/Optionor

*Kathy Harvey*  
KATHY HARVEY

Lessee/Optionee

CITY OF BANGOR

By *Edward A. Barrett*  
EDWARD A. BARRETT, City Manager

STATE OF MAINE

Penobscot, ss.

County of Penobscot, ss.

March 17, 1998

Personally appeared the above-named EDWARD A. BARRETT, in his capacity  
as City Manager of the City of Bangor and acknowledged the foregoing to be his free  
act and deed in his said capacity and the free act and deed of the City of Bangor.

Before me,

NORMAN S. HEITMANN, III  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JANUARY 31, 2004

*N.S. Heitmann III*  
Notary Public

SEAL

(Type or Print Name As Signed)

NOT  
AN  
OFFICIAL  
COPY

EXHIBIT A  
PARCEL I

NOT  
AN  
OFFICIAL  
COPY

NOT

NOT

Lot No. 17 according to a plan by HTA-OEST Associates, titled "Amended Plan of B.I.A. Commercial Industrial Park" dated September, 1989 and on file at the City of Bangor Engineering Department in File No. SD-133.

COPY

COPY

PARCEL II -

An easement granting the right perpetually to enter at any and all times upon a strip of land twenty (20) feet wide, the centerline of which is situated as follows:

Beginning at a point on the southwest side of Lot 17 according to a plan by HTA-OEST Associates, Inc. titled "Amended Plan of B.I.A. Commercial Industrial Park" dated Sept. 11, 1989 and on file at the City of Bangor Engineering Dept. in File No. SD-133, said point being N 57°49'30" W two hundred twenty and four tenths (220.4) feet from a #6 rebar set at the southeast corner of said Lot 17; thence S 38°40'16" W eighty-four and thirty-three one hundredths (84.33) feet to the end of said easement.

The above description is oriented to the Grid System of The Maine State Coordinate System, East Zone. It has been prepared by James M. Greer, PLS #1129, 73 Harlow St., Bangor, ME.

in said County of Penobscot and State of Maine, said strip being 20 feet in width in accordance with a copy of a sewer line easement plan as attached.

And to construct and perpetually maintain through, under and across said strip, conduits or pipe lines, with all necessary fixtures and appurtenances, for conveying sewage, and to lay, relay, repair, maintain and remove sewage pipe or pipes upon or under said strip, with all necessary fixtures and appurtenances, together with the right at all times to trim, cut down and remove bushes to such extent as in the judgment of the Grantee is necessary for any of the above purposes, and to enter upon said strip at any and all times for any of the foregoing purposes, reserving to the Grantors, their heirs and assigns, the use and enjoyment of said strip for such purposes only as will in no way interfere with the perpetual use thereof by the Grantee, its successors and assigns for the purposes above mentioned.

NOT  
AN  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

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PENOBSCOT. ss RECEIVED  
1988 MAR 17 A 9 14

*Susan F. Bulay*  
REGISTER

United Bank

MEMORANDUM OF ASSIGNMENT  
OF LEASE

ASSIGNOR: KATHY HARVEY d/b/a KATHY'S CATERING

ASSIGNEES: STEPHEN PERCY AREY, SR. and JANE ELLEN AREY

DATE OF LEASE: DECEMBER 15, 1997

LESSOR: CITY OF BANGOR

LESSEE: KATHY HARVEY d/b/a KATHY'S CATERING

A Memorandum of said Lease is recorded in the Penobscot  
County Registry of Deeds at Book 6625, page 183.

DATED: November 24, 1999

SIGNED BY:

Assignor

  
Kathy Harvey

Assignees

  
Stephen Percy Arey, Sr.

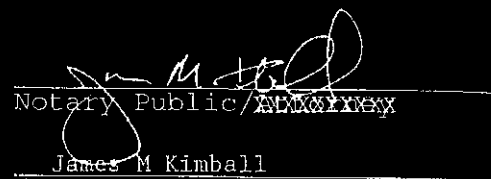
  
Jane Ellen Arey

STATE OF MAINE  
Penobscot, ss.

November 24, 1999

Personally appeared the above KATHY HARVEY and acknowledged  
the foregoing to be her free act and deed.

Before me,

  
Notary Public/~~Notary~~  
James M Kimball

(Type or Print Name as signed)  
My commission expires 4/6/2006

PENOBSCOT COUNTY, MAINE

  
Register of Deeds