

# PROPERTY DISCLOSURE

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 N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 209 CATERPILLAR HILL RD SEDWICK, ME

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal  Unknown  
 Drilled  Dug  Other

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump:  Yes  No  N/A Quantity:  Yes  No  Unknown  
Quality:  Yes  No  Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested?  Yes  No  
IF YES: Date of most recent test: TESTED MONTHLY Are test results available?  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?  Yes  No  
IF YES, are test results available?  Yes  No N/A  
What steps were taken to remedy the problem? N/A

### • IF PRIVATE:

INSTALLATION: Location: 300' FROM BUILDING, NORTH

Installed BY: TAPLIN DATE of Installation: 2016

USE: Number of Persons currently using system? 70+ CUSTOMER BASE

Does system supply water for more than one household?  Yes  No  Unknown

COMMENTS: ARSENIC FILTER

Source of SECTION I information: SELLER

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

### • IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected?  Yes  No If yes, what results: \_\_\_\_\_  
Have you experienced any problems such as line or other malfunctions? N/A  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

### • IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: EAST OF BUILDING OR  Unknown Date of Installation: 2016  
Date Last Pumped: JULY 18 Name of Company Pumping Tank: BROWN  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem: N/A

Date of Last Servicing of tank: PUMPED JULY 2018 Name of Company Servicing Tank: BROWN  
LEACH FIELD:  Yes  No  Unknown

IF YES: Location: EAST OF BUILDING  
Date of installation of leach field: 2016 Installed by: JEFF GRAY  
Date of Last Servicing of leach field: 2016 Name of Company Servicing leach field: JEFF GRAY  
Have you experienced any malfunctions?  Yes  No  
If yes, give the date and describe the problem & what steps were taken to remedy: N/A

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for?  Yes  No

IF YES, is it available? \_\_\_\_\_

Is System located in a Shoreland Zone?  Yes  No  Unknown  
Is System located in a Coastal Shoreland Zone?  Yes  No  Unknown

COMMENTS: 3X 1000 GALLON TANKS

Source of SECTION II information: SELLER

2018 Page 1 of 3 - SPD Seller(s) Initials JS Buyer(s) Initials \_\_\_\_\_

ERA Dawson Bradford Company, 4 Wingate Court Bangor ME 4401

Phone: (207)266-7021

Fax: \_\_\_\_\_

Worster, Deen

Atml Baldwin

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Table with 4 columns: SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include Heating System(s)/Source(s), TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system(s)/source(s) within past 2 years, and Other pertinent information.

Are there fuel supply lines?  Yes  No  Unknown Are any buried?  Yes  No  Unknown Are all sleeved?  Yes  No  Unknown N/A
Chimney(s):  Yes  No If yes, lined:  Yes  No  Unknown Last Cleaned: N/A
Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown
Has chimney been inspected?  Yes  No  Unknown; If Yes, when: N/A Direct/Power Vent:  Yes  No  Unknown
COMMENTS: NONE

Source of SECTION III information: SELLER

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever 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? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): N/A

Location: \_\_\_\_\_

Have you experienced any problems such as leakage? \_\_\_\_\_

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: \_\_\_\_\_

Source of information: SELLER

B. ASBESTOS - Current or previously existing:

as insulation on the heating system pipes or duct work?  Yes  No  Unknown Ceilings?  Yes  No  Unknown

in the siding?  Yes  No  Unknown in the roofing shingles?  Yes  No  Unknown

in flooring tiles?  Yes  No  Unknown other: \_\_\_\_\_  Yes  No  Unknown

COMMENTS: NONE

Source of information: SELLER

C. RADON/AIR - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

IF YES: Date: \_\_\_\_\_ By: N/A

Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No  Unknown

Are test results available?  Yes  No Results & Comments: NONE

Source of information: SELLER

D. RADON/WATER - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

IF YES: Date: 2016 By: \_\_\_\_\_

Results: LOW LEVELS If applicable, What remedial steps were taken? NONE NEEDED

Has the property been tested since remedial steps?  Yes  No  Unknown

Are test results available?  Yes  No Results & Comments: NONE NEEDED

Source of information: SELLER

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?  Yes  No  Unknown
Unknown but possible due to age

IF YES, describe location and the basis for the determination: \_\_\_\_\_

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?  Yes  No

IF YES, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint?  Yes  No

COMMENTS: NONE

Source of information: SELLER

PROPERTY LOCATED AT 209 CATERPILLAR HILL RD SEDGWICK, ME

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL:  Yes  No  Unknown
- LAND FILL:  Yes  No  Unknown
- RADIOACTIVE MATERIAL:  Yes  No  Unknown

OTHER: \_\_\_\_\_

Source of information: SELLER

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

**SECTION V. 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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: WILL INCLUDE DEEDED EASEMENT FOR WELL

Is access by means of a non-public way?  Yes  No  Unknown. If YES, who is responsible for maintenance? \_\_\_\_\_

What is your source of information: SELLER

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?  Yes  No  Unknown

IF YES: Explain: N/A Forest Management and Harvest Plan available?  Yes  No  Unknown N/A

• Is this house currently covered by a flood insurance policy? (not a determination of flood zone)  Yes  No  Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: DIRECT TV

• Year Principal Structure Built: 2016 What year did Seller acquire property? BUILT 2016

• Roof: Year Shingles/Other Installed: 2016

Water, moisture or leakage: NONE

Comments: NONE

Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: SLAB

• Water, moisture or leakage since you owned the property:  Yes  No  Unknown Comments: \_\_\_\_\_

Prior water, moisture or leakage?  Yes  No  Unknown Comments: \_\_\_\_\_

• Mold: Has the property ever been tested for mold?  Yes  No  Unknown If YES, are test results available?  Yes  No N/A

• Electrical:  Fuses  Circuit Breaker  Other:  Unknown

• Has all or a portion of the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

• Manufactured Housing: Mobile Home -  Yes  No  Unknown Modular -  Yes  No  Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: NONE KNOWN

WILL CONVEY 4 ACRES W/ RESTAURANT. SURVEY TO BE COMPLETED

Source of SECTION V information: SELLER

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

**SECTION VI. ADDITIONAL INFORMATION**

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

\_\_\_\_\_  
SELLER  
D.B.  
SELLER

\_\_\_\_\_  
DATE  
6/18/19  
DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

\_\_\_\_\_  
BUYER  
\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE  
\_\_\_\_\_  
DATE





OR BK 6583 PGS 330 - 332 06/16/2016 11:36:53 AM  
INSTR # 2016008417 JULIE A. CURTIS  
HANCOCK COUNTY, ME REGISTER OF DEEDS

## QUITCLAIM DEED WITH COVENANT

DARRELL L. BROWN, having a mailing address of 124 Lowe Road, Deer Isle, Maine 04627, for consideration paid, GRANTS to MARINERS PUB, LLC, a Maine limited liability company, having a mailing address of 124 Lowe Road, Deer Isle, Maine 04627, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in Sedgwick, Hancock County, Maine, bounded and described as follows:

Beginning at a point easterly of the centerline of Route 175, said point marking the southwesterly corner of a 9.6 acre lot to be conveyed to Merlin Brown, said point being further described as being located, for a tie line, **S 12° 38' E 988.6 feet** from a rebar marking the southwesterly corner of land of Eugene Crossman as shown on a plan by Miles Dodge entitled "Chester L. Brown Property" dated December 15, 1982;

Thence **N 82° 01' E 1,069.8 feet**, by and along the southerly line of said 9.6 acre to be conveyed to Merlin Brown, to a point on the westerly line of land of Frederick Brown, said point being located, for a tie line, **S 38° 01' E 1,118.3 feet** from a cedar post found by others at the northwesterly corner of land of said Brown;

Thence **S 38° 01' E 272.7 feet**, by and along the westerly line of land of said Frederick Brown, to a cedar post shown on said Dodge plan, said post marking a corner of land of said Frederick Brown;

Thence **S 69° 37' W 1,194.07 feet**, by and along the land of said Frederick Brown, to a rebar found by others on the easterly limits of said Route 175, said point being located, for a tie line, **S 12° 38' E 494.3 feet** from the point of beginning;

Thence continuing **S 69° 37' W**, continuing along the northerly line of land of said Frederick Brown, to a point on the centerline of said Route 175;

Thence in a northerly direction **494 feet**, more or less, by and along the centerline of said Route 175, to a point on said centerline;

Thence **N 82° 01' E**, by and along the southerly line of said **9.6** acre to be conveyed to Merlin Brown, to the point of beginning;

Containing **9.6 Acres**, more or less, to the limits of Route 175;

Reserving and excepting to the rights of the public that portion of the above-described property contained within the legal limits of Route 175;

Bearings are magnetic and have been rotated to a plan by Miles Dodge entitled "Chester L. Brown Property" dated December 15, 1982;

This description has been prepared based on the above-referenced Miles Dodge survey plan and the division lines were not surveyed or marked on the ground.

**MEANING AND INTENDING TO CONVEY** and hereby conveying the same premises described in a deed from Timothy A. Brown to the Grantor herein, dated November 14, 2012, recorded at the Hancock County, Maine, Registry of Deeds in Book 5932, Page 47.

WITNESS my hand and seal this 23 day of MAY, 2016.

  
Darrell L. Brown

STATE OF MAINE  
HANCOCK, SS

May 23, 2016

Then personally appeared the above named DARRELL L. BROWN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lisa F. Veazie  
Notary Public

Print name of Notary

LISA F. VEAZIE  
Notary Public, Maine  
My Commission Expires October 16, 2017

My commission expires:

\_\_\_\_\_

HANCOCK COUNTY