

PROPERTY LOCATED AT: RT 1 OGIN

PROPERTY DISCLOSURE - LAND ONLY

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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - 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 longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown

Are tanks registered with DEP? Yes No Unknown

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

Location: N/A

What materials are, or were, stored in the tank(s): N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Comments: None

Source of information: Seller

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

Seller Initials AD

Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION II — 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 ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: See Deed

Source of information: Seller

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): N/A

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: ADJACENT MORTGAGE FORECLOSURE PROCEEDING

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... 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

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available..... Yes No Unknown

Are mobile/manufactured homes allowed..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: Seller

Additional Information: None

Seller Initials AD

Buyer Initials _____

PROPERTY LOCATED AT: _____

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

[Signature] 8/14/19
SELLER DATE

SELLER DATE

SELLER DATE

SELLER DATE

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 DATE

BUYER DATE

BUYER DATE

BUYER DATE



WARRANTY DEED

I, MILDRED E. HIGGINS, widowed and unremarried, of Calais, Washington County, Maine, for consideration paid, grant to THOMAS DICENZO, INC., a Maine corporation with a place of business in Calais, Washington County, Maine, with WARRANTY COVENANTS, a certain lot or parcel of land with any buildings and improvements thereon, situated in Calais, Washington County, Maine, bounded and described as follows, viz:

Starting at a red painted one-inch iron rod with square head driven into the ground on the westerly right of way line of Maine State Highway Route #1 in said Calais, Washington County, Maine, said iron rod being South 14° 00' East, two hundred fifty-one (251) feet distant from another one-inch iron rod on the westerly right of way line of said State Highway Route #1, which is designated as the southeast corner of the former Samuel M. Wormwood lot; thence running on a bearing of South 9° 30' East by and along the westerly right of way line of said Highway #1, for a distance of three hundred forty (340) feet, nine (9) inches, to a red painted one-inch iron rod driven into the ground; thence deflecting to the left 90° 00' from last mentioned line and running on a bearing of South 79° 45' West and along the northerly line of land now or formerly of DiCenzo Realty, Inc., marked in part by a barbed wire fence, for a distance of three hundred fifty-four (354) feet, six (6) inches to a red painted one-inch iron rod with square head driven into the ground; thence deflecting to the left 88° 26' from last mentioned line and running on a bearing of North 8° 30' West and along the easterly line of DiCenzo Realty, Inc., land for a distance of two hundred ninety-two (292) feet, to a red painted one-inch iron rod driven into the ground; thence deflecting to the left 100° from last mentioned line and running on a bearing of North 71° 30' East and along the southerly line of DiCenzo Realty, Inc., land for a distance of three hundred fifty-two (352) feet to a red painted one-inch iron rod with a square head driven into the ground, being the place of beginning. Containing 2.6 acres of land, more or less, as surveyed by Lewis E. Kenison, Registered Land Surveyor on September 4, 1968.

TRANSFER
TAX
PAID

MAX 26 LOT 033

EXCEPTING AND RESERVING from the above-described premises so much thereof as may have been taken by Notice of Layout and Taking by the State of Maine, notice thereof recorded October 31, 1966 in Book 646, Page 375, Washington County Registry of Deeds.

Being a portion of the same premises conveyed to Foster B. Higgins and Mildred E. Higgins as joint tenants by Foster B. Higgins by deed dated June 4, 1965, recorded in Book 623, Page 113, Washington County Registry of Deeds. The said Foster B. Higgins deceased on May 28, 1978, survived by Mildred E. Higgins, his widow, as surviving joint tenant.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS my hand and seal this 20th. day of November, 1981.

Marlene R. Parks Mildred E. Higgins
MILDRED E. HIGGINS

STATE OF MAINE

WASHINGTON, SS.

November 20, 1981

Then personally appeared the above named MILDRED E. HIGGINS and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
JUSTICE OF THE PEACE / NOTARY PUBLIC

Received Dec. 2, 1981 at 9h 52m AM

QUITCLAIM DEED WITH COVENANT

DICENZO REALTY, INC., a Maine corporation with a principal place of business at Calais, Washington County, Maine, for consideration paid, grants to **THOMAS DICENZO, INC.**, a Maine corporation with a principal place of business at Calais, Washington County, Maine, with Quitclaim Covenant, the land together with any buildings or improvements thereon in Calais, Washington County, State of Maine, described as follows:

TRANSFER TAX PAID

All that certain lot or parcel of land situated in Milltown, so-called, in said Calais, and being lot numbered forty-four (44) and marked "D" on the Plan of the Town of Calais, made by Benjamin R. Jones, and recorded in Washington County Registry, and also being the same land conveyed to Reuben Lowell by two deeds of Amaziah Nash dated respectively, August 14, 1828, and June 25, 1829, recorded in said Registry to which Plan and deeds reference may be had for a more particular description. Excepting and reserving, however, from the lot numbered forty-four, above described, all the land on the west and thereof lying between the land of the Maine Central Railroad, and the St. Croix River; which said land has been sold, and also excepting and reserving from the lot numbered forty-four (44) a lot of land on the east end thereof conveyed by Reuben B. Lowell to George A. Lowell, containing fifty-two and three-fourths (52³/₄) acres, so that the land hereby conveyed is bounded on the west by the Maine Central Railroad; on the east by the westerly line of said George A. Lowell land, and on the north and south sides by the original lines as laid down in said Jones' Plan, above named, and containing two hundred (200) acres, more or less. Also another certain lot or parcel of land situated in Calais, aforesaid and bounded and described as follows: Beginning on the westerly side of the Maine Central Railroad, on the dividing line between land of, or formerly of, Frank Averill, now deceased, and land hereby conveyed, and running thence westerly until it strikes land of heirs of Amellia Pineo; thence southerly on line of said Pineo land to land formerly owned by R. B. Lowell, et al, thence westerly by line of said Lowell land to the Saint Croix River; thence southerly by said River to the mouth of the Maguerawock Stream; thence northerly and easterly by said Stream to said Railroad; and thence by said Railroad to the place of beginning. Excepting and reserving therefrom the right to occupy and use the river aforesaid for the purpose of maintaining booms and fastening and keeping logs and rafts thereon, but not to encumber or occupy therefore any of the land above described that can be improved for growing and cutting hay. Excepting and reserving, however, from the above described parcels the following lot: A certain lot or parcel of land with the buildings thereon situated on the westerly side of Baring Street in the City of Calais, County of Washington and State of Maine, bounded and described as follows: Starting at a red painted one inch iron rod with square head driven into the ground on the westerly right of way line of new relocated highway, said iron rod being

Doc#:
1507
BK# 2845
Pg# 171

Map 26 Lot 32

South 14° 00' East and two hundred fifty-one feet distant from another one inch iron rod on westerly right of line of new relocated highway which is designated as the southeast corner of the former Samuel M. Wormwood lot; thence running on a bearing of South 9° 30' East and along the westerly right of way line of new relocated highway for a distance of 340' 9" (three hundred forty feet nine inches) to a red painted one inch iron rod driven into the ground; thence deflecting to the left 90° 00' from last mentioned line and running on a bearing of South 79° 45' West and along the northerly line of Thomas DiCenzo land, marked in part by a barb wire fence, for a distance of 354' 6" (three hundred fifty-four feet six inches) to a red painted one inch iron rod with square head driven into the ground; thence deflecting to the left 88° 26' from last mentioned line and running a bearing of North 8° 30' West and along the easterly line of Thomas DiCenzo land for a distance of 292' 0" (two hundred ninety-two feet) to a red painted one inch iron rod driven into the ground; thence deflecting to the left 100° 00' from last mentioned and running on a bearing of North 71° 30' East and along the southerly line of Thomas DiCenzo land for a distance of 352' 0" (three hundred fifty-two feet) to a red painted one inch iron rod with square head driven into the ground and place of beginning and containing 2.6± acres of land as surveyed by Lewis E. Kenison, Registered Land Surveyor on September 4, 1968. Excepting and reserving any portion of the aforescribed premises which may be situated on the easterly side of Baring Street, also known as Route #1. It being the intent of this instrument to convey to the grantee herein all of the grantors' premises located on the westerly side of said street and highway with the exceptions beforementioned.

Being the same premises conveyed by Foster B. Higgins and Mildred E. Higgins to DiCenzo Realty, Inc., by deed dated November 20, 1968, and recorded in Book 663, Page 92 of the Washington County Registry of Deeds.

The Grantee's mailing address is P.O. Box 404, Calais, Maine 04619.

IN WITNESS WHEREOF, DICENZO REALTY, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Nicholas DelMonaco Jr. its President, hereunto duly authorized, this 13th day of February, 2004.

WITNESS:

Sammy J. Moody

DICENZO REALTY, INC.

Nicholas DelMonaco Jr.
By: NICHOLAS DELMONACO, JR.

Its: PRESIDENT
Hereunto Duly Authorized



Doc#: 1507
Bk: 2845 Pg: 173

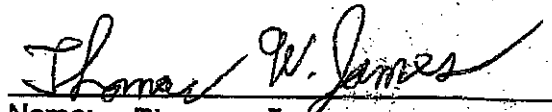
STATE OF MAINE
WASHINGTON, ss.

FEBRUARY 13 , 2004

Then personally appeared the above-named Nicholas DeMonaco Jr.
and acknowledged the foregoing instrument to be his free act and deed in his said capacity
and the free act and deed of said corporation.

SEAL

Before me,



Name: Thomas James
Notary Public/~~Attorney at Law~~

10175/1728.35962-1

THOMAS W. JAMES
Notary Public • Maine
My commission expires October 1, 2009

Received
Recorded Register of Deeds
Feb 19, 2004 10:48:14A
Washington County
Sharon D. Strout

DICENZO REALTY INC

112 BARKER ST

CALAIS ME 04619 0404

B663P92

Property Data

Neighborhood	95 Industrial Park
Tree Growth Year	0
TG Updated/Year	0
TG Updated/Year	0
Zone/Land Use	15 Coml & Instit.

Secondary Zone

Topography 2 Rolling

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities 1 All Public

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug or Lak	8.W/S/E
3.Sewer	6.Septic	9.None

Street 1 Paved

1.Paved	4.Proposed	7.
2.Semi Trp	5.R/W	8.
3.Gravel	6.	9.None

Inspection Witnessed By:

X Description Date

No./Date Description Date Insp.

No./Date	Description	Date Insp.

Notes:

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	46,400	0	0	46,400
2011	46,400	0	0	46,400
2012	46,400	0	0	46,400
2013	46,400	0	0	46,400
2014	46,400	0	0	46,400
2015	46,400	0	0	46,400
2016	46,400	0	0	46,400
2017	46,400	0	0	46,400
2018	46,400	0	0	46,400
2019	46,400	0	0	46,400

Land Data

Front Foot	Type	Effective Frontage	Depth	Influence Factor	Influence Code	Influence Codes
11.St Croix River						11.Unimproved
12.Keenes/Nashak						2.Excess
13.Nashs/Howard L						3.Topography
14.Beaver Lk						4.Size/Shape
15.Miscellaneous						5.Access
						6.Restriction or
						7.Corner Infl
						8.View/Environ
						9.Fract Share
						30.Rear Land 3
						31.Blibeary
						32.Edible Hortic
						33.
						34.Class 1 Rds
						35.Class 2 Rds
						36.Open Space
						37.Softwood
						38.Mixed Wood
						39.Handwood
						40.Wasteland
						41.Gravel
						42.Mobile Home SI
						43.Golf Course
						44.Loc Improvemen
						45.Actual Values
						46.Water Frontage

Total Acreage 4.44

Calais

Map Lot 026-032-B

Account 1397

Location BARRING ST

Calais

Card 1 Of 1 8/12/2019

Building Style	1.Conv.	5.Garrison	9.Other	SF Brmt Living	1.Typical	4.	7.
	2.Ranch	6.Split	10.Victori	Fin Brmt Grade	2.Inadeq	5.	8.
	3.R.Ranch	7.Contemp	11.Hunting	HEAT TYPE	3.Hornd	6.	9.
	4.Cape	8.Log	12.	Heat Type	1,1/4 Fin	4.Full Fin	7.
Dwelling Units				2.HWCI	2,1/2 Fin	5.F/STair	8.
Other Units				3.H Pump	3,3/4 Fin	6.	9.None
Stories				4.Wd Slv	Insulation		
1.1	4.1.5	7.		Coal Type	1.Full	4.Minimal	7.
2.2	5.1.75	8.		1.Refrig	2.Heavy	5.	8.
3.3	6.2.5	9.		2.Evaporr	3.Capped	6.	9.None
Exterior Walls				3.H Pump	Unfinished %		
1.Wood	5.Stucco	9.Sing. Si		Kitchen Style	Grade & Factor		
2.Vin/Al	6.Brck	10.Msn Bnd		1.Modern	1.E Grade	4.B Grade	7.
3.Compos.	7.Stone	11.		2.Typical	2.D Grade	5.A Grade	8.S.C Grade
4.Asbestos	8.Concrete	12.		3.Old Type	3.C Grade	6.AA Grade	9.Sarre
Roof Surface				Bath(s) Style	SOFT (Footprint)		
1.Asphalt	4.Composit	7.		1.Modern	Condition		
2.Slate	5.Wood	8.		2.Typical	1.Poor	4.Avg	7.V G
3.Metal	6.Other	9.		3.Old Type	2.Fair	5.Avg+	8.Exc
SF Masonry Trim				# Rooms	3.Avg-	6.Good	9.Sarre
OPEN-3-CUSTOM				# Bedrooms	Phys. % Good		
OPEN-4-CUSTOM				# Full Baths	Funct. % Good		
Year Built				# Half Baths	Functional Code		
Year Remodeled				# Adm. Fixtures	1.Incomp	4.Delap	7.Other
Foundation				# Fireplaces	2.O-Built	5.Par Int	8.Damage
1.Concrete	4.Wood	7.Wd/Rock			3.Fire	6.Work	9.None
2.C Block	5.Slab	8.					
3.Br/Stone	6.Piers	9.					
Basement							
1,1/4 Bmt	4.Full Bmt	7.					
2,1/2 Bmt	5.None	8.					
3,3/4 Bmt	6.	9.None					
Brmt Gar # Cars							
Wet Basement							
1.Dry	4.	7.					
2.Damp	5.	8.					
3.Wet	6.	9.					



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys. %	Funct. %	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.End Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.15Fr Overhang
					%	%	27.Urfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

Map Lot 026-032

Account 1127

Location BARING ST

Card 1 Of 1 8/12/2019

DICENZO,THOMAS INC.

POB 2279
BANGOR ME 04402 2279
B2845P171

Previous Owner
DICENZO REALTY INC

P.O. BOX 404
CALAIS ME 04619 0404
Sale Date: 2/03/2004

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Calais

Property Data			Assessment Record					
Neighborhood	95 Industrial Park		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2006	88,100	0	0	88,100	
TG Updated/Year	0		2007	80,900	0	0	80,900	
TG Updated/Year	0		2008	80,900	0	0	80,900	
Zone/Land Use	15 Coml & Instit		2009	88,900	0	0	88,900	
Secondary Zone			2010	81,200	0	0	81,200	
Topography	1 Level		2011	81,200	0	0	81,200	
1.Level	4.Below St	7.	2012	81,200	0	0	81,200	
2.Rolling	5.Low	8.	2013	81,200	0	0	81,200	
3.Above St	6.Swampy	9.	2014	81,200	0	0	81,200	
Utilities	1 All Public		2015	81,200	0	0	81,200	
1.Public	4.Dr Well	7.Cesspool	2016	81,200	0	0	81,200	
2.Water	5.Dug or Lak	8.W/S/E	2017	81,200	0	0	81,200	
3.Sewer	6.Septic	9.None	2018	81,200	0	0	81,200	
Street	1 Paved		2019	81,200	0	0	81,200	
1.Paved	4.Proposed	7.						
2.Semi Imp	5.R/W	8.						
3.Gravel	6.	9.None						
TIF DISTRICT	0							
CLASSIFICATION	4							
Sale Data								
Sale Date	2/03/2004							
Price	100,000							
Sale Type	1 Land Only							
1.Land	4.Mobile	7.						
2.L & B	5.Other	8.						
3.Building	6.Water	9.						
Financing	9 Unknown							
1.Convent	4.Seller	7.						
2.FHA/VA	5.Private	8.						
3.Assumed	6.Cash	9.Unknown						
Validity	8 Other Non Valid							
1.Valid	4.Split	7.Renovate						
2.Related	5.Partial	8.Other						
3.Distress	6.Exempt	9.Abutter/Tg						
Verified	5 Public Record							
1.Buyer	4.Agent	7.Family						
2.Seller	5.Pub Rec	8.Other						
3.Lender	6.MLS	9.						
			Land Data					
			Front Foot	Type	Effective	Influence	Influence	
					Frontage	Depth	Factor	Code
			11.St Croix Rive				%	1.Unimproved
			12.Keenes/Nash/Lk				%	2.Excess
			13.Nashs/Howard L				%	3.Topography
			14.Beaver Lk				%	4.Size/Shape
			15.Miscellaneous				%	5.Access
							%	6.Restriction or
							%	7.Corner Infl
							%	8.View/Environ
							%	9.Fract Share
							%	Acres
							%	30.Rear Land 3
							%	31.Blueberry
							%	32.Edible Hortic
							%	33.
							%	34.Class 1 Rds
							%	35.Class 2 Rds
							%	36.Open Space
							%	37.Softwood
							%	38.Mixed Wood
							%	39.Hardwood
							%	40.Wasteland
							%	41.Gravel
							%	42.Mobile Home SI
							%	43.Golf Course
							%	44.Lot Improvemen
							%	45.Actual Values
							%	46.Water Frontage
					Total Acreage	56.36		

