

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

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

REAL ESTATE: 46 Hale Street Lincoln , Me. 04457

SELLER: Hale Street Apartments; Todd H. Hanson, Hale Street Apartments; Kristin M. Hutt

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:

No Lead Paint hazards are known but due to age, may be present. Three units tested; results on file.

Radon Air Tested in 2014 with no adverse results.

Property Federal Assistance Loan Program Contract-on File

(attach additional sheets as necessary)

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

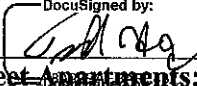
Material defects pertaining to the physical condition of the property:

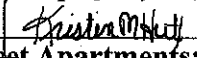
None Known

(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: 8/30/2018 7:41:10 PM EDT

Seller:  \_\_\_\_\_  
Hale Street Apartments; Todd H. Hanson

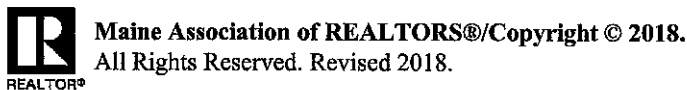
Seller:  \_\_\_\_\_  
Hale Street Apartments; Kristin M. Hutt

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

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

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

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



**PROPERTY DISCLOSURE ADDENDUM  
(Roads/Road Maintenance)**

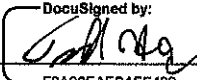
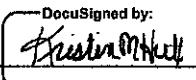
**PROPERTY LOCATED AT:** 46 Hale Street, Lincoln,

If the subject property is NOT a one-to-four unit residential property:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on or abutting the property?  Yes  No  Unknown

If Yes, describe: \_\_\_\_\_

If Yes, who is responsible for maintenance (including road association, if any): \_\_\_\_\_

<p>DocuSigned by:  8/30/2018 7:41:10 PM EDT F8A90EAEBAFE432...</p> <p>Seller _____ Date <b>Hale Street Apartments; Todd H. Hanson</b></p>	<p>DocuSigned by:  8/30/2018 1:18:04 PM DA2DE9EBB21842C...</p> <p>Seller _____ Date <b>Hale Street Apartments; Kristin M. Hutt</b></p>
--	--

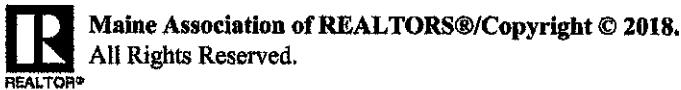
Seller _____ Date	Seller _____ Date
-------------------	-------------------

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer _____ Date	Buyer _____ Date
------------------	------------------

Buyer _____ Date	Buyer _____ Date
------------------	------------------

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)



Bk 11496 Pg 216 #26893  
08-12-2008 @ 09:19a

**QUIT-CLAIM RELEASE DEED**

KNOW ALL MEN BY THESE PRESENT,

THAT MAINE STATE HOUSING AUTHORITY, a public body corporate and politic with a place of business in Augusta, County of Kennebec, State of Maine,

in consideration of one dollar and other valuable consideration,

paid by HALE STREET APARTMENTS, LLC, located at 135 Stone Street Drive, Northport, County of Waldo, State of Maine,

the receipt whereof it does hereby acknowledge, does hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, AND FOREVER QUIT-CLAIM unto the said Hale Street Apartments, LLC, its successors and assigns forever,

A certain lot or parcel of land on the northeasterly side of Hale Street in the Town of Lincoln, County of Penobscot, and the State of Maine bounded and described as follows:

Beginning at an iron rod set in a stone wall at the most southerly corner of a house lot belonging to Calvin and Roscoe Moore on the northeasterly side of Hale Street; thence  $56^{\circ} 02' 19''$  E a distance of two hundred twenty-five and one tenth (225.1') feet along a stone wall to an iron rod; thence  $S 30^{\circ} 24' 56''$  E along a stone wall six hundred five and thirteen hundredths (605.13') feet to an iron rod; thence  $S 51^{\circ} 51' 51''$  W one hundred seventy-eight (178.0') feet along a stone wall to an iron rod set at the side line of Hale Street; and thence by and along Hale Street  $N 34^{\circ} 53' 52''$  W six hundred sixteen and ninety-seven hundredths (616.97') feet to the point of beginning.

Said lot contains 2.5 acres.

Grantor derives its title by foreclosure by civil process prosecuted through Maine Superior Court, Division of Penobscot County, Civil Docket Number RE-2007-40. Judgment on said action was dated October 26, 2007, entered on the docket on November 2, 2007 and recorded in the Penobscot County Registry of Deeds at Book 11249, Page 268. The underlying mortgage on this property is the mortgage of Robert A. Rosenthal and Lewis J. Rosenthal, Trustees of the Lincoln Trust under Declaration of Trust dated May 13, 1976 to Casco Bank & Trust Company and dated April 6, 1977 and recorded in the Penobscot County Registry of Deeds at Book 2754, Page 351, which mortgage was assigned to Maine State Housing Authority by instrument dated November 4, 1977 and recorded in said Registry at Book 2808, Page 212. Said sale being conducted after being advertised in the Bangor Daily News, a newspaper of general circulation in the county in which the premises are located, once in each of 3 successive weeks, the first publication being made not more than 90 days after the expiration of the period of redemption and the sale being held not less than 30 days nor more than 45 days after the first date of publication all in accordance with 14 M.R.S.A. §6323(1). See also Affidavit of Publication attached hereto.

map 137 pg 52

15

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, Hale Street Apartments, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, the said Maine State Housing Authority has caused this instrument to be signed in its corporate name by Robert S. Conroy, its Director of Asset Management hereunto duly authorized, this 7<sup>th</sup> day of August, 2008.

Signed, Sealed and Delivered  
In the presence of:

*Merrilyn Ricker*

MAINE STATE HOUSING AUTHORITY  
BY: *Robert S. Conroy*  
Robert S. Conroy  
Its Director of Asset Management

STATE OF MAINE, Kennebec, ss.

August 7, 2008

Then personally appeared the above named Robert S. Conroy, Director of Asset Management for Maine State Housing Authority, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the said Maine State Housing Authority.

Before me:  
*Merrilyn Ricker*  
\_\_\_\_\_  
Merrilyn Ricker / Notary Public  
Signed Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



MERRILYN RICKER, NOTARY PUBLIC  
STATE OF MAINE  
MY COMMISSION EXPIRES 7-12-09

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

*Joseph F. Bailey*  
\_\_\_\_\_  
Joseph F. Bailey  
Register of Deeds

# LEAD PAINT ADDENDUM

TO CONTRACT DATED December 10, 2015 BETWEEN  
Hale Street Apartments (hereinafter "Seller")  
AND Todd, Hanson (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 46 Hale Street, Lincoln, ME 04457

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

ONE UNIT PER BUILDING WAS TESTED REPORT AVAILABLE ON REQUEST

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Todd Hanson  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Hale Street Apartments


[Signature]  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Seller \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Agent \_\_\_\_\_ Date 12/11/15

[Signature]  
Agent \_\_\_\_\_ Date \_\_\_\_\_

 **Maine Association of REALTORS®/Copyright © 2015.**  
All Rights Reserved. Revised 2011.

ERA Dawson Bradford Company, 417 Main Street Bangor, ME 04401  
Andre Cushing

Phone: (207)947-3363

Fax: (419)781-5601

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 [www.zipLogix.com](http://www.zipLogix.com)

