

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

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

PROPERTY LOCATED AT: 792 Main Rd. N., Hampden, ME

**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**

(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**

(attach additional sheets as necessary)

Page 1 of 2 Buyer Initials \_\_\_\_\_

Seller Initials ERD \_\_\_\_\_

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**SECTION IV. ROAD MAINTENANCE**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?.....  Yes  No  Unknown

If No, who is responsible for maintenance? Public Road

Road Association Name (if known): \_\_\_\_\_

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Eric Baxter 1/25/21  
Seller Date

**Eric Baxter, Pagemployment, INC**

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

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

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date



N O T N O T  
A N A N  
O F F I C I A L W A R R A N T Y D E E D O F F I C I A L  
C O P Y DLN #1002040102484 C O P Y

KNOW ALL MEN BY THESE PRESENTS that F.A. PEABODY COMPANY, a Maine corporation, having a place of business in Houlton, County of Aroostook, State of Maine, for consideration paid, GRANTS to PAGEDEMPLOYMENT, INC., a Maine corporation with a place of business in Brewer, County of Penobscot, State of Maine, [mailing address of 85 N Main Street Brewer, Maine 04412], with Warranty Covenants, all of its right, title and interest in and to the following property, located in Hampden, County of Penobscot, State of Maine, together with any buildings and improvements thereon, described in EXHIBIT A attached hereto and made a part hereof.

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

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A. §558.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Pagedemployment, Inc., its successors and assigns, to its own use forever.

IN WITNESS WHEREOF, F.A. PEABODY COMPANY has caused this instrument to be executed under seal and delivered in its name by Christopher B. Anderson, its President, hereunto duly authorized this 20<sup>th</sup> day of July 2020.

Signed, Sealed and Delivered  
In Presence of

Vicki Hageman  
Witness

F.A. PEABODY COMPANY

By: Christopher B. Anderson  
Christopher B. Anderson  
Title: President

STATE OF MAINE  
Penobscot, ss.

July 20<sup>th</sup>, 2020

Personally, appeared the above-named Christopher B. Anderson, as President of F.A. Peabody Company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of F.A. Peabody Company.

Before me,

Vicki R. Hageman  
Notary Public/Attorney-at-Law

Printed Name: Vicki R. Hageman



NOT AN OFFICIAL COPY EXHIBIT A OFFICIAL COPY

Property: 792 Main Rd North, Hampden, Maine
Map/Lot: 21-0-012

A certain lot or parcel of land situated in said Hampden and described in the Warranty Deed given by Emerson M. Clendenning to Irving Oil Corporation dated December 30, 1986, and recorded in Volume 3953, Page 285, of the Penobscot County Registry of Deeds, said property being bounded and described in said deed as follows:

Beginning at an iron pin found set on the South side of the Old County Road leading from Bangor to Hampden. Said pin being the northwest corner of land of the Grantor herein; thence N 70° 03' 51" E along the Old County Road a distance of 132.44' to an iron pin set; thence S 42° 35' 44" E a distance of 34.72' to an iron pin set; thence S 65° 03' 30" E a distance of 41.36' to an iron pin set on the North side of U.S. Route #1 leading from Bangor to Hampden; thence S 51° 39' 24" W along the North side of said Route #1 a distance of 161.47' to an iron pin set; thence N 29° 48' 25" W along the West line of the Grantor herein a distance of 114.67' to an iron pin found set and being the point of beginning. Containing 0.29 acres, more or less.

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

This conveyance is made expressly subject to the condition and restriction that the above-described premises, or any portion thereof, shall never be used for a convenience store or for the wholesale or retail sale of petroleum products, including motor fuels. The wholesale or retail sale of beer, wine and groceries is prohibited to the extent said sales are from the use of the property primarily as a convenience store. Notwithstanding the aforesaid restriction, the retail sale of said items is permitted when made incidental to a non-convenience store use of the property. This condition and restriction shall run with the land and may be enforced by Irving Oil Corporation, or its successors and assigns.

Meaning and intending to convey all and the same premises as described in a Warranty Deed dated February 6, 2004 from David E. Chandler to F.A. Peabody Company and recorded in the Penobscot County Registry of Deeds in Book 9190, Page 139.

Maine Real Estate Transfer Tax Paid

Susan F. Bulay, Register Penobscot County, Maine



Property Card: 792 MAIN RD NO (1)  
Hampden, ME

<p>NO PHOTO AVAILABLE</p>	<p><b>Parcel ID:</b> 21-0-012 <b>Trio Account #:</b> 21-0-012</p> <p><b>Owner:</b> PAGEMPLOYMENT INC <b>Co-Owner:</b> <b>Mailing Address:</b> 185 N MAIN STREET BREWER, ME 04412</p>
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Valuation	Building Sketch
<p><b>Reference 1:</b> <b>Reference 2:</b> <b>Card Number:</b> 1 <b>Acreage:</b> 0.29 <b>Land Value:</b> 44900 <b>Building Value:</b> \$133100 <b>Total Value:</b> \$178000 <b>Last Year's Land Value:</b> \$ <b>Last Year's Building Value:</b> \$ <b>Last Year's Total Value:</b> \$ <b>Net Assessment:</b> 178000</p>	<p>NO SKETCH AVAILABLE</p>

Building Information	
<p><b>Living Area (sqft):</b> 0 <b>Number of Rooms:</b> <b>Number of Bedrooms:</b> <b>Number of Full Baths:</b> <b>Number of Half Baths:</b> <b>Number of Addl Fixtures:</b> <b>Bath Style:</b> <b>Attic:</b> <b>Basement:</b> <b>Wet Basement:</b> <b>Cooling Type:</b> <b>Cooling Percent:</b> <b>Foundation:</b> <b>Insulation:</b> <b>Kitchen Style:</b> <b>Roof Surface:</b></p>	<p><b>Building Style:</b> <b>Exterior Walls:</b> <b>Heat Type:</b> <b>Heat Percent:</b> <b>Topography:</b> <b>Utilities:</b> All Public <b>Street Surface:</b> Paved <b>Sale Date:</b> 07/20/2020 <b>Book/Page:</b> <b>Dwelling Units:</b> <b>Other Units:</b> <b>Stories:</b> <b>Year Built:</b> <b>Year Remodeled:</b> <b>Hearths:</b> <b>Number of Fireplaces:</b></p>



## 792 Main Rd., N., Hampden Commercial Property

### Additional Information

- Rubber and Gravel Roof has been repaired wherever necessary
  - Multiple over-hanging trees were removed and trimmed back to prevent roof damage
  - It was concluded that the water damage that was previously disclosed was NOT caused by the roof. Cause was a broken water heater, located above the ceiling in the boiler room.
- Seller has replaced the drywall in a majority of the property due to water damage from the broken water heater.
- Furnace and water heater are above the oil tank, located in the closet of the kitchenette area
- Central Air
- Storage shed on property will convey unless buyer is not interested