

**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 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. STRIKE, 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? N/A

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

METHAMPHETAMINE:.....  Yes  No  Unknown

Comments: none known

Source of information: seller

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

Buyer Initials \_\_\_\_\_ Page 1 of 3 Seller Initials JK

**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, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: ROW to access property

Source of information: survey, public record

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? ROW off public roadway

Road Association Name (if known): N/A

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

If Yes, explain: N/A

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: N/A

Source of information: seller

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

Buyer Initials \_\_\_\_\_

Seller Initials DL

PROPERTY LOCATED AT: 173 Longview Drive, Bangor, ME 04401

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.

*Robert R. Sargent* 7.19.2021  
SELLER DATE  
SSR, LLC

\_\_\_\_\_  
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.

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BUYER DATE

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**DLN: 1002140150106**

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**QUITCLAIM DEED WITH COVENANT**  
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KNOW ALL MEN BY THESE PRESENTS, That **BANGOR MALL DEVELOPMENT ASSOCIATES**, a Maine General Partnership with a mailing address of P.O. Box 261, Village of Stillwater, Old Town, Maine 04489 for consideration paid, GRANTS to **SSR, LLC**, a Maine limited liability company with a mailing address of P.O. Box 435 Stillwater, ME 04489, with QUITCLAIM COVENANT, certain lots or parcels of land, together with any improvements thereon, situated in Bangor, County of Penobscot, State of Maine, bounded and described in Exhibit A attached hereto and made a part hereof, together with all rights, easements, privileges and appurtenances.

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For grantor's source of title, reference may be had to a deed from Charles L. Babcock, Sr. and Jennie M. Babcock to the grantor herein, dated February 13, 1986 and recorded in Penobscot County Registry of Deeds, Book 3783, Page 3.

IN WITNESS WHEREOF, Bangor Mall Development Associates has caused this instrument to be signed as an instrument under seal by Ralph E. Leonard and Kent Leonard, Managers of Stillwater Heritage LLC, a duly authorized General Partnership, this 24th day of June, 2021.

**BANGOR MALL DEVELOPMENT ASSOCIATES**  
**By: Stillwater Heritage, LLC,**  
**a duly authorized General Partnership**

By: *Ralph E. Leonard*  
Ralph E. Leonard, Manager

By: *Kent Leonard*  
Kent Leonard, Manager

STATE OF MAINE  
COUNTY OF PENOBSCOT

June 24, 2021

Personally appeared the above-named Ralph E. Leonard and Kent Leonard, Managers of Stillwater Heritage, LLC, a duly authorized General Partnership of Bangor Mall Development Associates and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of said Bangor Mall Development Associates.

Before me,

*David M. Austin*  
Notary Public/Attorney at Law  
Print Name: DAVID M. AUSTIN

N O T A N O F F I C I A L C O P Y EXHIBIT A O F F I C I A L C O P Y

All that certain lots or parcels of land with the buildings thereon situate in Bangor, County of Penobscot, State of Maine, and being more particularly described as follows;

Parcel One: O F F I C I A L C O P Y O F F I C I A L C O P Y

Beginning at an iron rod at the intersection of the northerly line of land now or formerly owned by Springer Realty and the northwest line of Interstate Highway 95 said iron rod located north thirty degrees zero minutes twenty-nine seconds east (N 30° 00' 29" E) fourteen hundred twenty-eight and twenty-one hundredths feet (1428.21') from a right-of-way monument marking the said northwesterly line of said Interstate 95 said monument located two hundred feet (200') left of station 371 + 00 as shown on right-of-way plan for State Highway "95" recorded in Penobscot Registry of Deeds in Plan Book 21, Page 70; thence westerly along said Springer Realty north line north thirty-one degrees nine minutes twenty-three seconds west (N 31° 09' 23" W) six hundred thirty-four and fourteen hundredths feet (634.14'); thence south seventy-seven degrees thirty-seven minutes twenty seconds west (S 77° 37' 20" W) seven hundred and twenty-five and fifty-three hundredths feet (725.53'); thence north thirty-one degrees eight minutes twenty-five seconds west (N 31° 08' 25" W) five hundred and fifteen and twenty-eight hundredths feet (515.28'); thence easterly along land now or formerly owned by Harlow J. and Edith E. Cameron north fifty-two degrees twenty-six minutes thirty-four seconds east (N 52° 26' 34" E) two hundred and forty-seven feet (247.00'); thence north thirty-two degrees fifty-six minutes twenty-four seconds west (N 32° 56' 24" W) five hundred and twenty-eight and fifty-seven hundredths feet (528.57') to the easterly sideline of Stillwater Avenue; thence northerly along the easterly sideline of Stillwater Avenue, north thirty-one degrees thirty-seven minutes twenty-one seconds east (N 31° 37' 21" E) one thousand thirteen and seventy-eight hundredths feet (1013.78'); thence southerly along land now or formerly owned by Robert M. Jr. and Helen F. Parker south forty-four degrees four minutes fifty-nine seconds east (S 44° 04' 59" E) three hundred and sixty feet (360.00'); thence north thirty-one degrees thirty-seven minutes twenty-one seconds east (N 31° 37' 21" E) one hundred eighty-seven feet (187.00'); thence north forty-four degrees four minutes fifty-nine seconds west (N 44° 04' 59" W) eleven feet (11.00'); thence northerly along land now or formerly owned by James F. Russell north thirty degrees fifty-one minutes forty five seconds east (N 30° 51' 45" E) three hundred seven and eleven hundredths feet (307.11') to an iron pin; thence south sixty-five degrees fifty-two minutes fifty-two seconds east (S 65° 52' 52" E) seven hundred and ten and seventy-one hundredths feet (710.71') to an iron pin; thence north eighteen degrees thirty-two minutes forty-four seconds east (N 18° 32' 44" E) three hundred and nine and eighty-five hundredths feet (309.85') to an iron pin; thence easterly along land now or formerly owned by Louis P. and Mary E. Hill south seventy-five degrees seventeen minutes ten seconds east (S 75° 17' 10" E) two hundred seventy-one and eighty hundreds feet (271.80') to an iron rod; thence north twelve degrees forty-six minutes six seconds east (N 12° 46' 06" E) three hundred fifty-two and five hundredths feet (352.05') to the southerly line of the Chase Road; thence along the southerly line of the Chase Road south seventy-one degrees twenty-nine minutes twelve seconds east (S 71° 29' 12" E) five hundred twenty-one and twenty-six hundredths feet (521.26') to a right-of-way

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monument; thence south seventy-one degrees nineteen minutes twenty-four seconds east (S71° 19' 24" E) two hundred thirty-six and five hundredths feet (236.05') to a right-of-way monument marking the said south line of said Chase Road and the northwesterly line of said Interstate 95; thence southerly along the northwesterly line of said Interstate 95 south thirty degrees zero minutes seven seconds west (S 30° 00' 07" W) six hundred twenty-three and twenty-nine hundredths feet (623.29'); thence westerly along land now or formerly owned by Susan D. Grover south seventy-eight degrees two minutes forty-one seconds west (S 78° 02' 41" W) seven hundred nine and seven hundredths feet (709.07') to an iron pin; thence south seven degrees twenty-seven minutes fifty-five seconds east (S 7° 27' 55" E) eight hundred sixty-six and six hundredths feet (866.06') to the northwest line of Interstate 95; thence by and along the said northwesterly line south thirty degrees zero minutes twenty-nine seconds west (S 30° 00' 23" W) one thousand ninety-five and eighty-two hundredths feet (1095.82') to the point of beginning. Reference meridian is grid north as shown on plan entitled Webber Interstate Park recorded in said Registry in Plan File D 59-78.

Excepting and reserving from the above certain lot or parcel of land situated in the City of Bangor, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at an iron rod at the intersection of the northerly line of land now or formerly owned by Springer Realty and the northwest line of Interstate Highway 95 said iron rod located north thirty degrees zero minutes twenty-nine seconds east (N 30° 00' 29" E) fourteen hundred twenty-eight and twenty-one hundredths feet (1428.21') from a right-of-way monument marking the said northwesterly line of said Interstate 95 said monument located two hundred feet (200') left of station 371+00 as shown on right-of-way plan for State Highway "95" recorded in Penobscot Registry of Deeds in Plan Book 21, Page 70; thence north thirty-one degrees nine minutes twenty-three seconds west (N 31° 09' 23" W) six hundred thirty-four and fourteen hundredths feet (634.14'); thence north thirty degrees zero minutes twenty-nine seconds east (N 30° 00' 29" E) two hundred thirty-nine and fifteen hundredths feet (239.15'); thence south fifty-nine degrees fifty-nine minutes thirty-one seconds east (S 59° 59' 31" E) five hundred fifty-five and fifty-one hundredths feet (555.51') to a point in the northwesterly line of said Interstate 95; thence by and along the said northwesterly line of Interstate 95 south thirty degrees zero minutes twenty-nine seconds west (S 30° 00' 29" W) five hundred forty-five feet (545.00') to the point of beginning.

Excepting from parcel one an outsale from Bangor Mall Development Associates to Stillwater Avenue Land Associates, dated June 10, 1991 and recorded in Book 4851, Page 297; an outsale from Bangor Mall Development Associates to Stillwater Avenue Land Associates, dated August 26, 1992 and recorded in Book 5147, Page 2; an outsale from Bangor Mall Development Associates to Stillwater Avenue Land Associates, dated January 20, 1997 and recorded in Book 6317, Page 34;

Parcel Two:

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<sup>O F F I C I A L</sup> <sup>O F F I C I A L</sup>  
<sup>C O P Y</sup> <sup>C O P Y</sup>  
 Beginning at a point marking the intersection of the northerly line of land now or formerly owned by Susan D. Grover and the southeast line of Interstate Highway 95 said point located north thirty degrees zero minutes twenty-nine seconds east (N 30° 00' 29" E) eighty-five feet (85.00') more or less from a right-of-way monument marking the said southeasterly line of said Interstate 95 said monument located two hundred feet (200') right of station 383+00 as shown on the right-of-way plan for State Highway "95" recorded in Penobscot Registry of Deeds in Plan Book 21, Page 70; thence north thirty degrees zero minutes <sup>C O P Y</sup> twenty-nine seconds east (N 30° 00' 29" E) seven hundred and thirty-five feet (735.00'); thence south seven degrees twenty-seven minutes fifty-five seconds east (S 7° 27' 55" E) five hundred and forty-four and eighty-nine hundredths feet (544.89'); thence south seventy-seven degrees thirty-seven minutes twenty seconds west (S 77° 37' 20" W) four hundred and forty-eight and eighty-two hundredths feet (448.82') to the point of beginning. Meaning and intending to convey a triangular parcel of land east of Interstate Highway 95.



Natural Living Center

Approx. location of 80' ROW to access subject property.

Gateway Title

Subject Property  
40 Acres  
R69-001-F