

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: **60 West Broadway, Lincoln,**

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 Known

(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 Known

(attach additional sheets as necessary)



PROPERTY LOCATED AT: **60 West Broadway, Lincoln,**

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? _____

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.

DocuSigned by:

10/27/2021
Seller _____ Date _____
D846FEF6F2484E9...
Lynn M. Lloyd

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 _____





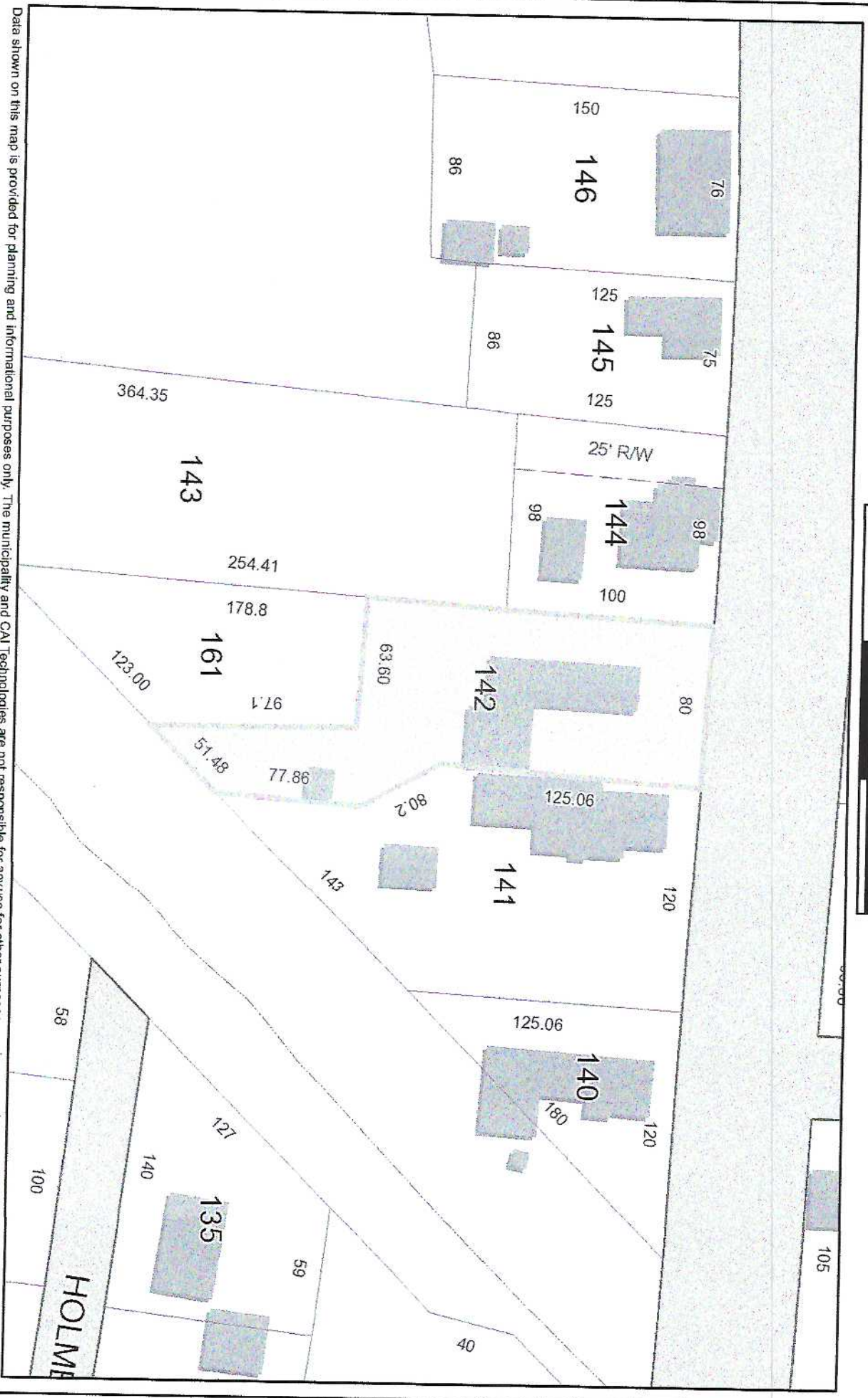
November 2, 2021

Lincoln, ME

1 inch = 66 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

N O T WARRANTY DEED N O T

Know All men By These Presents, **H. FINE LINE, INC.**, a Maine Corporation, having a principal place of business at 60B West Broadway, Lincoln, ME 04457 in consideration of one dollar and other valuable consideration paid by **RANDOLPH D. LLOYD AND LYNN M. LLOYD**, as joint tenants, having a mailing address of P.O. Box 624, Howland, ME 04448, the receipt whereof It does hereby give, grant, bargain, sell and convey, with **WARRANTY COVENANTS**, unto the said Randolph D. Lloyd and Lynn M. Lloyd, their heirs and assigns forever,

C O P Y C O P Y

A certain lot or parcel of land, with the buildings thereon, situate in the Town of Lincoln, County of Penobscot and State of Maine bounded and described as follows:

Beginning at an iron pipe on the southwesterly line of U.S. Route 2, so-called, at the most northerly corner of land described in a deed to Bangor-Hydro Electric Company recorded at the Penobscot County Registry of Deeds in Volume 1628, page 27; thence S 67° 59' 20" E by and along said road sideline a distance of 80.00 feet to a ¾" iron rebar set at the most northerly corner of land described in a deed to Charles T. & Marilyn P. Dolan recorded at said Registry in Volume 1628, Page 31; thence S 22° 24' 00" W by and along said land of Dolan a distance of 125.6 feet to a ¾" iron rebar set; thence S 22° 40' 30" E a distance of 40.32 feet to a ¾" iron rebar set; thence S 22° 40' 40" W a distance of 77.86 feet to a ¾" iron rebar set on the northwesterly sideline of the Maine Central Railroad right of way; thence S 63° 54' 10" W by and along said railroad right of way distance of 174.48 feet to a ¾" iron rebar set at the southwesterly corner of land described in a deed to Currie & Casino Oil Company recorded in said Registry in Volume 2066, page 67; thence N 23° 44' 20" E by and along said land of Currie & Casino Oil Company and by land described in a deed to Harvard E. Holmes, Sr., et al recorded in said Registry in Volume 4342, page 99 a distance of 362.60 feet to a point of beginning.

The above described parcel, containing 29,086 square feet' is comprised of a portion of land described in a deed to Bangor Hydro-Electric Company recorded at said Registry in Volume 1628, page 27, together with a portion of the parcel described in a deed to Charles T. & Marilyn P. Dolan recorded in said Registry in Volume 1628, page 31, the line between the last two mentioned parcels being arrived at by line agreement and exchange of deeds between Bangor Hydro-Electric Company and Charles T. & Marilyn P. Dolan;

Bearings referenced in the above description were computed from a traverse established for a survey of the described premises and oriented to Magnetic North as observed in the month of July, 1989, by Plisga & Day, Land Surveyors, Bangor, Maine.

EXCEPTING AND RESERVING the right, privileges and easement to maintain, operate and upgrade from time to time on said lands, for utility purposes, a line consisting of one pole, one anchor and overhanging wires with the necessary fixtures and supports; as the route of said line in now located, said line extends from the southwesterly bound of U.S. Route 2, so-called, in a southwesterly direction to a point where said line intersects the

westerly bound of the parcel described above. Said point of intersection with said bound lies 220 feet, more or less, southwesterly of the southwesterly bound of Route 2; with the right to transmit electricity and intelligence over said line, and to clear and dispose of interfering trees and other growth from time to time, with permission to enter upon the said lands for the above purposes; further granting and reserving to the Bangor Hydro Electric Company, its successors and assigns, the power to assigns to others in whole or in part, any or all of the rights, privileges and easements herein set forth.

As a condition of this conveyance, the Grantee for himself, and his heirs and assigns, covenants and agree to and with the Grantor, its successors and assigns, that he will not erect or maintain or permit the erection or maintenance of any building, trailer, mobile home, swimming pool or other structure, of any kind or nature, within 10 feet of said line, any or all of which in the opinion of the Bangor Hydro Electric Company, its successors and assigns, would endanger or interfere with the exercise of any or the right, privileges and easements hereby conveyed.

Further EXCEPTING AND RESERVING a parcel of land with a warehouse building on the southwest corner of said lot bounded and described as follows:

A certain lot or parcel of land situated at the south westerly corner of land at 60 West Broadway, and bounded on the northerly and easterly side by other land Fine Line, Inc., bounded on the southerly side by Central Maine Rail Road and on the west by the land of Currie & Casino Oil Company in the Town of Lincoln, County of Penobscot and State of Maine, bounded and described as follows:

Beginning on the northerly side of the Maine Central Rail Road right of way at southeasterly corner of the land of Currie & Casino Oil Company as described in a deed recorded in Volume 2066 page 67 of the Penobscot County Registry of Deeds, thence North $23^{\circ} 44' 40''$ East along the land of Currie & Casino Oil one hundred seventy-eight and eight tenths (178.8) feet to a point which is situated five feet northerly of the front side of a forty by eighty ware house, thence South $76^{\circ} 08' 50''$ East and parallel with the front of the ware house sixty-three and six tenths (63.6') feet to a point five east of the northeast corner of said ware house, thence South $13^{\circ} 53' 55''$ West and parallel with east side of the ware house ninety-seven and one tenths (97.1') feet to the northwest side of the Central Maine Rail Road Right of way, thence South $63^{\circ} 54' 10''$ West along the land of the Rail Road one hundred twenty-three (123.0') feet to the Point of Beginning. All bearings are magnetic in 1989.

Said reserved lot containing 10,180 Square Feet and being the a part of the land convey to Fine Line, Inc. in deed recorded in Book 12807, Page 169 of the Penobscot County Registry of Deeds.

Also reserving a right of way in common with others bounded and described as follows:

Beginning at the northwest corner of the excepted lot above on the generally east line of the land of Currie & Casino Oil Company, thence North $23^{\circ} 44' 40''$ East along the lands

of Currie & Casino Oil Company and other land of Fine Line, Inc. one hundred eighty-three and eight tenths (183.8') feet to the southwesterly side of West Broadway or Route Two, thence S 67° 59' 20" E along the road twenty-five (25) feet, thence S 23° 44' 40" West and passing two feet more or less (2'+/-) westerly of a masonry building one hundred twenty-five (125.0') feet, thence South 04° 02' 05" East sixty-one and six tenths (61.6') to the northeasterly corner of the excepted lot, thence North 76° 08' 50" West along said lot sixty-three and six tenths (63.6') feet to the point of beginning of this right of way.

O F F I C I A L O F F I C I A L

Also note that an existing power line easement which services the ware house and the land of Currie & Casino Oil Company lies within this right of way.

Also granting to Grantee, his heirs and assigns a lot commencing at the northwest corner of land being conveyed, thence in a southerly direction being parallel with the existing brick building 77' from the center line of Rt. 2 to a point. Thence in a westerly direction 15' to a point. Thence in a northerly direction 77' back to the center line of Rt. 2. Thence in an easterly direction 15' to the point of beginning. Meaning and intending to grant to Grantee, his heirs and assigns for purposes of parking with 5 spaces reserved for buyer's business.

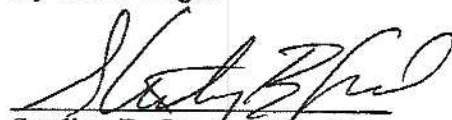
It is the intention of Grantor, its successors and assigns, and Grantee, his heirs and assigns, to utilize certain areas of the lots in common for purposes and ingress, egress, parking and utility access for their respective retail business. In the event the parking becomes overburdened, Grantees shall have the right to halt use by Grantor's customers.

Being the same premises as described in a deed from Lincoln Rental Systems, Inc. to Fine Line, Inc. recorded in the Penobscot County Registry of Deeds in Book 12807, Page 169 on May 7, 2012.

In Witness Whereof, It, Fine Line, Inc., by and through Sterling B. Osgood, President, relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set its and his hand and seal this 10 th day of July in the year of our Lord two thousand and twelve.

Signed, Sealed and Delivered
In the Presence of

Fine Line, Inc.
By and through:


Sterling B. Osgood, President

NOT
State of Maine AN
Penobscot, ss. OFFICIAL
COPY

NOT
AN
OFFICIAL COPY
July 10, 2012

Personally appeared the above named Fine Line, Inc., by and through, Sterling B. Osgood, President, and acknowledged the above instrument to be its and his free act and deed.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY
Before me,

Larry Asher
Print Name:
Notary Public
Comm. Ex.: 9-03-2018

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE
Susan F. Belley
Register of Deeds