

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

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

REAL ESTATE: 657 Broadway Bangor, Maine

SELLER: GPH Properties, LLC

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 Exceptions**

(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**

(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: March 29, 2022

DocuSigned by:  
Gregory P. Hawes  
A3EB34DA0861452  
Seller: GPH Properties, LLC  
Seller: \_\_\_\_\_

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

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

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

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



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ERA Dawson Bradford Company, 417 Main Street Bangor, ME 04401  
Phone: (207)947-6788 Fax: John Birmingham



Hawes Listing

**DEED OF TRUSTEE**

**MARK L. HUNTER and DEBORAH H. HUNTER, CO-TRUSTEES OF THE HUNTER PROPERTY INVESTMENTS REALTY TRUST DATED APRIL 23, 2002**, of Veazie, Penobscot County, State of Maine, by the power conferred by law, and every other power, for consideration paid, grant to **GPH PROPERTIES, LLC**, a Maine limited liability company with a place of business at Hampden, Penobscot County, State of Maine, a certain lot or parcel of land, with any improvements thereon, situated, in the City of Bangor, County of Penobscot, State of Maine, bounded and described as follows:

A certain lot or parcel of land, with any improvements thereon, situate in Bangor, Penobscot County, Maine, on the easterly side of Broadway, bounded and described as follows:

Beginning at an iron post at the southwest corner of a lot of land conveyed by Clara B. Coffin to Ernest R. Bradstreet by deed dated January 26, 1940, and recorded in the Penobscot County Registry of Deeds in Volume 1154, Page 493; thence southerly on and by the easterly line of Broadway one hundred (100) feet to an iron post; thence easterly parallel with the southerly line of said Bradstreet lot two hundred (200) feet to an iron stake; thence northerly, parallel with said Broadway one hundred (100) feet to the southeast corner of said Bradstreet lot; thence westerly on and by the southerly line of said Bradstreet lot two hundred (200) feet to the point begun at.

Being the same premises described in the Quitclaim Deed with Covenant of Toasty, LLC to Hunter Property Investments Realty Trust, dated June 29, 2007 and recorded in Volume 11025, Page 327 of the Penobscot County Registry of Deeds

Subject to all easements, covenants or restrictions of record.

Grantee's address:

Tax Map R41, Lot30 Hunter # A-9891-L (AMP)

WITNESS our hands and seals this 27<sup>th</sup> day of November, 2013.

Witness:

**HUNTER PROPERTY INVESTMENTS  
REALTY TRUST**

Sharon L. Hutchinson

Mark L. Hunter  
Mark L. Hunter, Co-Trustee

Jenni L. Kuehner

Deborah Hill Hunter  
Deborah H. Hunter, Co-Trustee

STATE OF MAINE  
COUNTY OF PENOBSCOT, ss.

On November 27, 2013, personally appeared the above-named Mark L. Hunter and Deborah H. Hunter, Co-Trustees under the Hunter Property Investments Realty Trust, and acknowledged the foregoing instrument to be their free act and deed in their personal capacity, and in their capacity as Co-Trustees.

Before me,  
Print Name:

Gail P. White

Notary Public  
~~Maine Attorney-at-Law~~

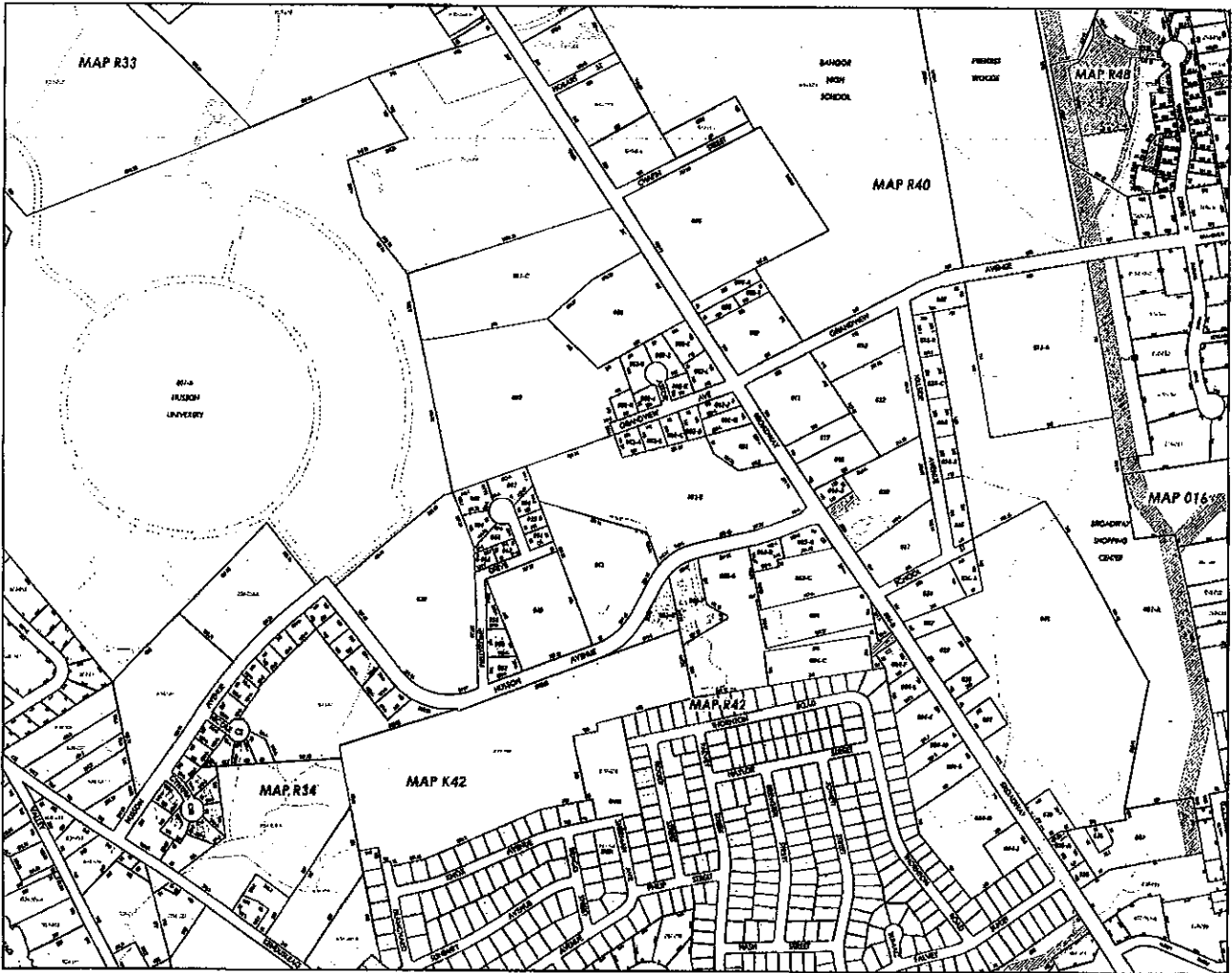
Gail P. White  
NOTARY PUBLIC  
State of Maine  
My Commission Expires 4-9-2016

Tax Map R41, Lot30 Hunter # A-9891-L (AMP)

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Burley  
Register of Deeds



**PARCEL MAPS**



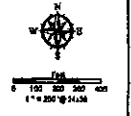
City of  
**BANGOR, MAINE**

- Legend**
- Property Line
  - Lot Mark
  - ..... Old Property Line
  - Unk / Dotted Enclosure
  - Wall
  - Waterway
  - Pond (Area of Reservoir)
  - Wetland
  - Parcel Number
  - Distance

**EFFECTIVE DATE:**  
APRIL 1, 2015

**PRINT DATE:**  
JULY 16, 2015

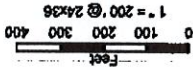
Revisions:



FOR ASSIGNMENT PURPOSES ONLY  
NOT TO BE USED FOR RECORDS  
OR CONVEYANCES. NEED A SURVEY  
WARRANT. Source: City of Bangor GIS

**R41**

FOR ASSESSMENT PURPOSES ONLY.  
NOT TO BE USED FOR TRANSFERS  
OR CONVEYANCES. NOT A SURVEY.



Revisions:

PRINT DATE: JULY 16, 2015

EFFECTIVE DATE: APRIL 1, 2015

- 001 Parcel Number
- 1000 Dimension
- Wetland
- Pond (Natural/Manmade)
- Waterway
- Sablot
- Use / Deed Encumbrance
- Old Property Line
- Lot Hook
- Property Line

Legend

City of BANGOR, MAINE



PARCEL MAPS

