

PROPERTY LOCATED AT: 75 Penobscot Ave Millinocket ME

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 other 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. 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? _____

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): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: Owner

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

Comments: Property was former Bowling Alley

Source of information: Owner

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

Seller Initials ARB CAB Page 1 of 3 Buyer Initials _____

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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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: 3' x 100' EASEMENT - Zero Setback From Back Building

Source of information: EASEMENT DEED DATED 5/29/2018 - Book 14847 p 126

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

If Yes, describe: _____

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

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

If Yes, explain: _____

Source of information: OWNR / Deed / Survey

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: _____

Source of information: _____

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: Survey / Deed / ownr

Additional Information: Fence on Property does Not convey Property was Former Bowling Alley Roof Collapsed From Snow

Seller Initials _____ Page 2 of 3 Buyer Initials _____

RMB CAB

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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 Benjamin 12/22/21
SELLER DATE

SELLER DATE

Christe A. Benjamin 12/22/21
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.

BUYER DATE

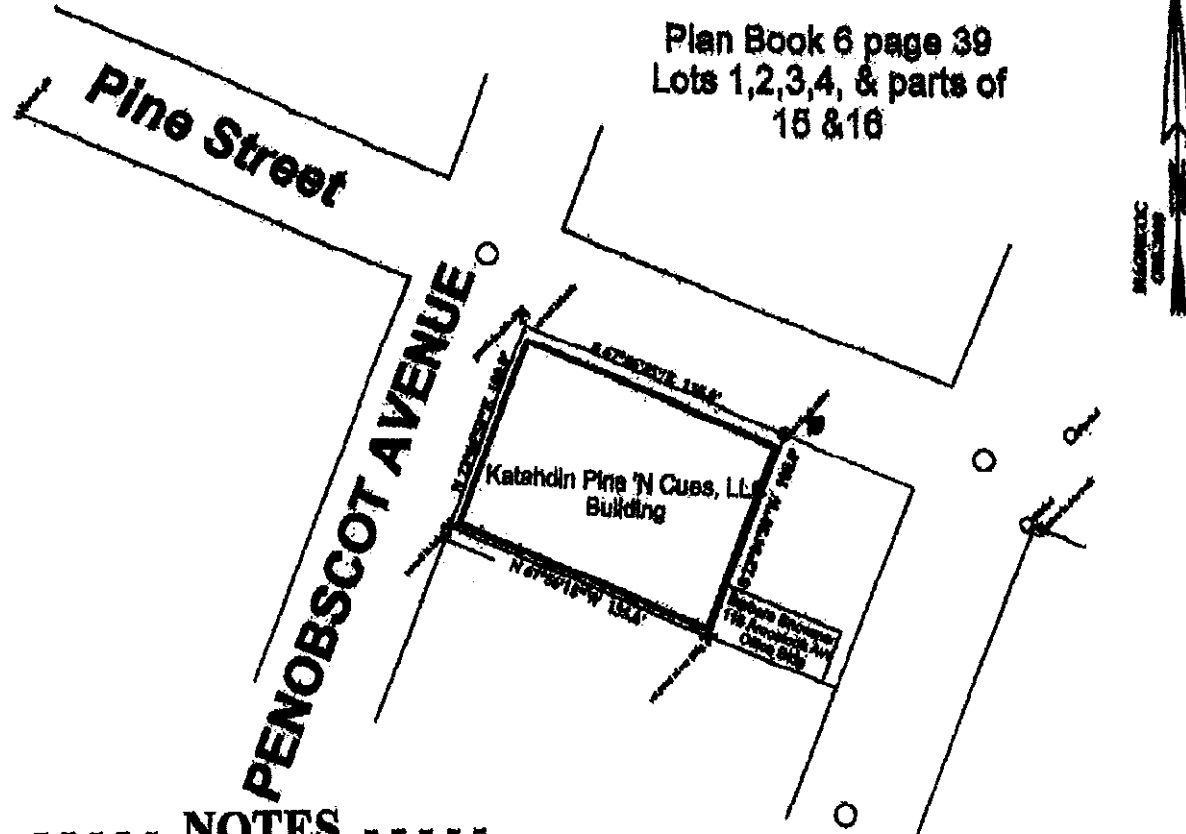
BUYER DATE

BUYER DATE

BUYER DATE



Plan Book 6 page 39
Lots 1,2,3,4, & parts of
15 & 16



----- NOTES -----

This survey meets the Standards of the Board of Licensure for Land Surveyors with the following exceptions no written report, no complete research, no description and not all corners monumented.

Deed reference in of this parcel refer to a deed recorded in Book 11618 page 321 of the Penobscot County Registry of Deeds.

This surveyed property includes 8.31 Acres.

This survey does not show a 2 foot by 35 foot encumbrance in the southeast corner of this lot. It appears that the snowman building has a zero set back from its south and west property lines. Street rights of way from cited plan.

100' x 135'
13,500 Square Feet

SCALE 1 INCH = 80 FEET



RECORD OWNER
Katahdin Pine 'N Cues LLC
HC74 Box 587
MILLINOCKET, MAINE

SURVEY PLAN
of a lot at
75 Penobscot Avenue
in
MILLINOCKET
Penobscot County, Maine

JAMES H. HARRIS, PLS # 1168
BOX 764, LINCOLN, ME. 04457
Dated: May 20, 2009

**Town of Millinocket
Tax Information Sheet
As of: 12/23/2021**

Account: 1225 **Name:** TWO DUCKS ON AN ISLAND, LLC.

Location: 75 PENOBSCOT AVENUE

Map and Lot: U05-215 **Sale Date:** 12/16/2008

Deed Reference: B14174P136 06/09/2016 B12116P270 **Sale Price:** \$49,999
B11870P185 B11618P321 12/16/2008

Land:	10,600	Total Acres:	0
Building:	0	Tree Growth:	Soft : 0 Mixed : 0 Hard : 0
Exempt	0	Farmland:	
Total:	<u>10,600</u>	Open Space:	
		Zoning:	
		SFLA:	0

	Amount	Mill Rate
Last Billed : 2022-1	344.50	32.500
Previous Billed : 2021-1	360.40	34.000

There are no outstanding taxes.

Information Given By: _____

Title: _____ 12/23/2021

All calculations are as of: 12/23/2021

**NOT A QUIT-CLAIM DEED WITH COVENANT
OFFICIAL OFFICIAL**

KATAHDIN PINS 'N CUES, LLC, a Maine limited liability company with an address of 75 Penobscot Avenue, Millinocket, Penobscot County, Maine 04462, for consideration paid, grants to **TWO DUCKS ON AN ISLAND, LLC**, a Maine limited liability company with an address of 75 Penobscot Avenue, Millinocket, Penobscot County, Maine 04462, with quit-claim covenant, a certain lot or parcel of land, together with the buildings thereon, situated in Millinocket, Penobscot County, Maine bounded and described as follows:

SEE ATTACHED SCHEDULE A

For Grantor's source of title see deed of Patrick A. Osborne dated December 16, 2008 and recorded in the Penobscot County Registry of Deeds in Book 11618, Page 321.

IN WITNESS WHEREOF, Katahdin Pins 'N Cues, LLC has caused this deed to be executed by Celeste A. Benjamin its Member hereunto duly authorized this 3rd day of June, 2016.

Witness:

[Signature]

Katahdin Pins 'N Cues, LLC

[Signature]
Celeste A. Benjamin

COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

June 3, 2016

Then personally appeared the above named Celeste A. Benjamin and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me, *[Signature]*
Notary Public
Print Name: David A Trotter



NOT SCHEDULE A NOT
AN AN

Certain lots or parcels of land, together with the buildings thereon, situated in Millinocket, County of Penobscot, State of Maine, and being more particularly described as follows, viz: lots numbered one (1), two (2), three (3), four (4) and the westerly portion of lot numbered fifteen (15) and the westerly portion of lot numbered sixteen (16), both to a depth of thirty-five (35) feet from the easterly lines of said lots numbered one (1), two (2), three (3), and four (4), all said lots being located in Block twenty-seven (27) as laid down on a Plan of land of Great Northern Paper Company at Millinocket, in the County of Penobscot and State of Maine, and recorded in Penobscot Registry of Deeds in Plan Book Number 6, Page 39. Hereby conveying unto said Grantees, their heirs and assigns, forever, a certain rectangular tract or parcel of land situated in the northwest corner of said Block twenty-seven (27) as shown on said Plan, the same having a frontage of one hundred feet (100') on the easterly side of Penobscot Avenue and a frontage of one hundred thirty-five feet (135') on the southerly side of Pine Street.

This conveyance is subject to one certain access easement concerning a strip of land two (2) feet in width and thirty-five (35) feet in length along the southerly side of lot number sixteen (16) as reserved in the deed of Roger V. Craig dated August 23, 1977 and recorded in Vol. 2763, Page 162.

This conveyance is also subject to an easement concerning the same 2' X 35' strip described in the deed of Roger V. Craig et al dated November 19, 1963 and recorded in Vol. 1922, Page 292. Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Subject to the conditions, restrictions, covenants, reservations and easements contained in the deeds from Great Northern Paper Company recorded in Book 645, Page 23; Book 1059, Page 367; Book 1182, Page 420; Book 1214, Page 403; Book 1274, Page 373; and Book 1274, Page 414 as amended by Release Deeds from Great Northern Nekoosa Corporation to Roger V. Craig recorded in Book 1897, Page 237 and to Rick P. Reece and Diane M. Reece recorded in Book 3908, Page 335.

This conveyance is subject to the mortgage deed and assignment of rents from Katahdin Pines 'N Cues, LLC to Machias Savings Bank recorded in the Penobscot County Registry of Deeds in Book 12120, Pages 160 and 167 respectively, which the Grantee by acceptance of this deed assumes and agrees to pay.

For Mortgagor's source of title see deed of Patrick A. Osborne dated December 16, 2008 and recorded in the Penobscot County Registry of Deeds in Book 11618, Page 321.

No Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED

NOT AN OFFICIAL COPY
EASEMENT DEED
NOT AN OFFICIAL COPY

TWO DUCKS ON AN ISLAND, LLC, with an address of 180 Main Street, Blackstone, MA 01504, and its successors and assigns ("Grantor"), for consideration paid, grants to THOMAS ST. JOHN, with an address of 61 Penobscot Ave, Millinocket, ME 04462, and his successors and assigns ("Grantee"), a perpetual easement for all purposes not otherwise restricted herein (the "Easement"). The Easement shall be for the benefit of Grantee, his heirs, successors and assigns, and their agents, invitees, and guests. Use of the Easement shall specifically include the right, in accordance with current state and local requirements, to operate an outdoor patio seating area for a restaurant.

The Easement is more particularly described as follows:

Beginning at a masonry nail in a brick side walk at the northwest corner of Lot 5, Block 27, and also the corner of lot owned by THOMAS ST. JOHN as described in a deed recorded in Book 4140, Page 11, of the Penobscot County Registry of Deeds, and the southwest corner of Lot 4, Block 27, owned by TWO DUCKS ON AN ISLAND, LLC, and also described in a deed recorded in Book 9284, Page 235, of said registry, thence South 67° 56' 15" East along the line of the said lots one hundred (100.0') feet to a chain link fence on the west line of other land of said St. John, thence North 22° 03' 45" East three (3.0') feet to the south side of concrete foundation, thence North 67° 51' 55" West along said foundation and its extension (100.0') feet to the Penobscot Avenue, thence South 22° 04' 50" West three and two tenths (3.2') feet along the side of Penobscot Avenue to the Point of Beginning. All bearings are magnetic in 2009.

Said easement includes 313 Square feet and being located in the southerly side of Lot 4, Block 27, owned by TWO DUCKS ON AN ISLAND, LLC as described in a deed recorded in Book 9284, Page 235, of the Penobscot County Registry of Deeds.

This Easement shall be appurtenant to and for the benefit of the property described in a deed to THOMAS ST. JOHN and recorded in Book 4140, Page 11, of the Penobscot County Registry.

The granting of this Easement is the result of a negotiated Settlement Agreement of a dispute regarding Grantee's claim of rights to use the Easement area. The Settlement Agreement, of substantially even date, contains certain conditions which are included herein to specify the extent and terms of the Easement granted. Those relevant terms are as follows:

- a. Grantor retains the right to enter the Easement area to construct a new building on Grantor's property.
- b. Grantor retains the right to enter the Easement area to maintain the building after it is constructed.

- c. Grantor retains the right to permit water and snow to drain from any such building into the Easement area.
- d. Grantor has the right to install any emergency exit(s) in any such building, as required by state and local requirements, which would provide ingress from and egress to the Easement area.
- e. Grantee shall not erect any permanent structures which would interfere with Grantor's rights above.
- f. Grantor has the right to attach a fence to, or construct a fence directly alongside, the existing foundation of the building on Grantor's property, so long as the fence is not within the Easement area.

IN WITNESS WHEREOF, TWO DUCKS ON AN ISLAND, LLC, for the consideration aforesaid, has caused this Easement Deed to be executed in its name and behalf by Robert R. Benjamin, it's Manager, hereunto duly authorized, this 29th day of MAY, 2018.

Signed, Sealed and Delivered
in presence of

Witness:

TWO DUCKS ON AN ISLAND, LLC

Robert R. Benjamin

By: Robert R. Benjamin
Name: Robert R. Benjamin
Capacity: It's Manager

STATE OF Rhode Island
COUNTY OF Providence

May 29, 2018

Personally appeared the above-named Robert R. Benjamin in his said capacity and acknowledged the above instrument to be his free act and deed, and the free act and deed of said TWO DUCKS ON AN ISLAND, LLC.

Before me,

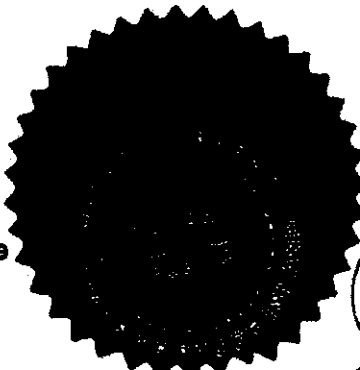
Irene R. Beech

Notary Public / Attorney-at-Law

Irene R. Beech

Typed or Printed Name

Susan F. Bulay, Register
Penobscot County, Maine



Irene R. Beech
Notary Public, State of Rhode Island
My Commission Expires May 23, 2022