

DocuSign Envelope ID: 872BC352-6F22-4DA9-9F7A-129CC2A9E401

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

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

PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

**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. 20326. 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**

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(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**

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(attach additional sheets as necessary)



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

DocuSign Envelope ID: 872BC352-6F22-4DA9-9F7A-129CC2A9E401

PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

**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:  
Jamie Clark 10/5/2022  
Seller Date  
**Kevin M Kenny LLC**

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



PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

**PROPERTY DISCLOSURE**

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 – WATER SUPPLY**

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump (if any): .....  N/A  Yes  No  Unknown  
Quantity: .....  Yes  No  Unknown  
Quality: .....  Yes  No  Unknown  
If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
If Yes, Date of most recent test: 9/22 Are test results available? ..  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? .....  Yes  No  
~~If Yes, are test results available? .....  Yes  No~~  
~~What steps were taken to remedy the problem? \_\_\_\_\_~~

IF PRIVATE: (Strike Section if Not Applicable):  
INSTALLATION: Location: Rear of building  
Installed by: \_\_\_\_\_  
Date of Installation: \_\_\_\_\_  
~~USE: \_\_\_\_\_~~  
~~Number of persons currently using system: \_\_\_\_\_~~  
~~Does system supply water for more than one household?  Yes  No  Unknown~~

Comments: \_\_\_\_\_

Source of Section I information: Seller & Agent

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials SC

PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

**SECTION II – WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

~~Have you had the sewer line inspected?.....  Yes  No~~

~~If Yes, what results: \_\_\_\_\_~~

~~Have you experienced any problems such as line or other malfunctions? .....  Yes  No~~

~~What steps were taken to remedy the problem? \_\_\_\_\_~~

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: 9/22 Name of pumping company: **Frost Septic**

Have you experienced any malfunctions? .....  Yes  No

~~If Yes, give the date and describe the problem: \_\_\_\_\_~~

Date of last servicing of tank: 9/22 Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: **Rear of building behind shed**

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

~~If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_~~

~~Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No~~

~~If Yes, are they available? .....  Yes  No~~

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of Section II information: **Seller & Agent**

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

Page 2 of 7

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

PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<b>HVAC Units</b>			
Age of system(s) or source(s)	<b>3 units rooftop</b>			
Name of company that services system(s) or source(s)	<b>Powell Refrigeration</b>			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Malfunction per system(s) or source(s) within past 2 years				
Other pertinent information				


Are there fuel supply lines? .....  Yes  No  Unknown  
 Are any buried? .....  Yes  No  Unknown  
 Are all sleeved? .....  Yes  No  Unknown  
 Chimney(s): .....  Yes  No  
 If Yes, are they lined: .....  Yes  No  Unknown  
 Is more than one heat source vented through one flue? .....  Yes  No  Unknown  
 Had a chimney fire: .....  Yes  No  Unknown  
 Has chimney(s) been inspected? .....  Yes  No  Unknown  
 If Yes, date: \_\_\_\_\_  
 Date chimney(s) last cleaned: \_\_\_\_\_  
 Direct/Power Vent(s): .....  Yes  No  Unknown  
 Has vent(s) been inspected? .....  Yes  No  Unknown  
 If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_  
Source of Section III information: Seller & Agent

**SECTION IV – 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 the 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):- 22 years Size of tank(s): 12,000 gallons  
 Location: Parking area under gas pumps

Buyer Initials \_\_\_\_\_ Page 3 of 7 Seller Initials 

PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

What materials are, or were, stored in the tank(s)? Gas, diesel, kerosene

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

Comments: \_\_\_\_\_

Source of information: **Seller & Agent**

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: **Seller & Agent**

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: **Seller & Agent**

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? .....  Yes  No  Unknown

Are test results available? .....  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: **Seller & Agent**

**E. METHAMPHETAMINE** - Current or previously existing:  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: **Seller & Agent**

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

Seller Initials



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PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

**F. LEAD-BASED PAINT/PAINT HAZARDS** — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
.....  Yes  No  Unknown  Unknown (but possible due to age)

~~If Yes, describe location and basis for determination: \_\_\_\_\_~~

~~Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No~~

~~If Yes, describe: \_\_\_\_\_~~

~~Are you aware of any cracking, peeling or flaking paint? .....  Yes  No~~

~~Comments: \_\_\_\_\_~~

Source of information: **Seller & Agent**

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: \_\_\_\_\_

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

**SECTION V — 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: **See deed Penobscot County 13040 Pages 1-4 for review**

Source of information: **Seller & Agent**

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): \_\_\_\_\_~~

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

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

DocuSign Envelope ID: 86423ECD-28DF-45FB-8330-76A3AA705F50

PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  Yes  No  Unknown

~~If Yes, explain:~~ \_\_\_\_\_

~~Is a Forest Management and Harvest Plan available?.....~~  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

~~Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_~~

Year Principal Structure Built: 1973

What year did Seller acquire property? 2008

Roof: Year Shingles/Other Installed: 2009

Water, moisture or leakage: No

Comments: \_\_\_\_\_

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

~~Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown~~

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: Remediated with sump pump and new roof

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

~~If Yes, are test results available? .....  Yes  No~~

Comments: \_\_\_\_\_

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

Has all or a portion of the property been surveyed? .....  Yes  No  Unknown

If Yes, is the survey available? .....  Yes  No  Unknown

Manufactured Housing – Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure .....  Yes  No  Unknown

Comments: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section V information: Seller & Agent

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

Seller Initials





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PROPERTY LOCATED AT: 3508 Union Street, Levant, ME 04456

**SECTION VI – ADDITIONAL INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:  
Jamie Clark 10/5/2022  
SELLER DATE SELLER DATE  
**Kevin M Kenny LLC**

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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



Bk 13040 Pg1 #37752  
12-17-2012 @ 01:39p

NOT NOT  
AN AN  
OFFICIAL OFFICIAL  
CORRECTIVE WARRANTY DEED  
COPY COPY

KEVIN M. KENNY and VICKI L. KENNY, both of Hampden, County of Penobscot,  
State of Maine and JTJ CLARK, LLC, a Maine limited liability company with a place of  
business in Levant, Penobscot County, Maine, grants to KEVIN M. KENNY, LLC a Maine  
limited liability company with a place of business in Levant, Penobscot County, Maine, for  
consideration paid, WITH WARRANTY COVENANTS, a certain lot or parcel of land, with any  
improvements thereon, situated in the Town of Levant, County of Penobscot, State of Maine,  
bounded and described as follows:

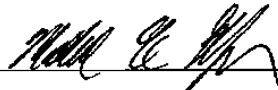
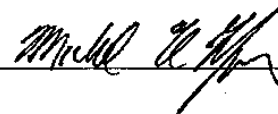
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF


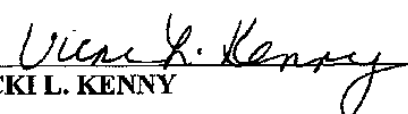
Grantee's address: 21 Lake Road, Levant, Maine 04456

The purpose of this deed is to correct an earlier deed of Kevin M. Kenny and Vicki L. Kenny to JTJ Clark, LLC, recorded in Volume 12931, Page 58 where the wrong entity was conveyed the interest in the real estate described in Exhibit A attached hereto. The sole members of both the Grantor and Grantee are one and the same.

WITNESS our hands and seals this 30<sup>TH</sup> day of August, 2012.

WITNESS:

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
KEVIN M. KENNY  
  
\_\_\_\_\_  
VICKI L. KENNY

STATE OF MAINE  
County of Penobscot, ss.

Date: October 19, 2012

Personally appeared the above-named Kevin M. Kenny and Vicki L. Kenny and acknowledged the foregoing instrument to be their free act and deed.

Before me,   
Notary Public

MICHAEL H. GRIFFIN  
MAINE ATTORNEY AT LAW

Tax Map and Lot: 11-09

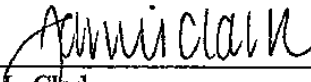
A-9964-E:Kenny/MyDocs/Commerical (AES)

NOT AN OFFICIAL COPY      NOT AN OFFICIAL COPY  
 IN WITNESS WHEREOF, JTJ Clark, LLC, has caused its corporate/limited liability  
 company name and seal to be hereunto affixed by Jamie L. Clark, its Sole Member and Authorized  
 Agent thereunto authorized, this 30<sup>th</sup> day of August, 2012.  
 COPY      COPY

Signed, Sealed and Delivered

**JTJ CLARK, LLC**

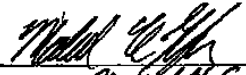
  
 \_\_\_\_\_

By:   
 \_\_\_\_\_  
 Jamie L. Clark  
 its Sole Member and Authorized Agent  
 thereunto duly authorized

STATE OF MAINE  
COUNTY OF PENOBSCOT, ss.

Dated: December 24, 2012

Personally appeared the above-named Jamie L. Clark, Sole Member and Authorized Agent of JTJ Clark, LLC and acknowledged the above instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said limited liability company.

Before me,   
 Name: Michael H. Griffin  
 Notary Public  
 Maine Attorney at Law

MICHAEL H. GRIFFIN  
MAINE ATTORNEY AT LAW

Tax Map and Lot: 11-09  
A-9964-E:Kenny/MyDocs/Commerical (AES)



**PARCEL FOUR:** Also another certain lot or parcel of land, with the buildings thereon, situated in said Levant Village, and bounded and described as follows, viz: Beginning at the Westerly corner of a lot of land conveyed by William R. Bemis to Watson S. Purinton by deed dated May 4, 1932, and recorded in Penobscot Registry of Deeds, Volume 1060, Page 488; thence in a generally southwesterly direction in an extension of the northwesterly line of said lot deeded by Bemis to Purinton sixty-four (64) feet to a stake; thence in a generally southeasterly direction, parallel with the southwesterly line of said lot deeded by Bemis to Purinton, to the Lake Road; thence easterly by the Lake Road to the southerly corner of said lot deeded by Bemis to Purinton; thence northwesterly by the southwesterly line of said last named lot to the place of beginning.

**SUBJECT TO:**

1. Covenants, easements and restrictions of record, the municipal ordinances and zoning regulations of Levant Village.
2. Such state of facts as an accurate survey and personal inspection of the premises might disclose.
3. Existing tenancies.

**PARCEL FIVE:** A certain piece or parcel of land situated in Levant Village, bounded and described as follows, viz: Beginning at an elm tree opposite the stable of Leroy N. Bemis and on the line of the Avenue Road, so called; thence Southerly forty (40) feet thence Westerly thirty-two (32) feet; thence Northerly forty (40) feet to an elm tree on the line of said Avenue road; thence Easterly on said road line thirty-two (32) feet to the elm tree begun at.

**PARCEL SIX:** Beginning at a stake about one foot Southeast of an elm tree in the line of the Avenue Road, said stake being the Northeasterly corner of land owned by Watson S. Purinton of Bangor; thence Southwesterly on said Purinton Northerly line fifty-six (56) feet; thence Northwesterly parallel to the Avenue Road about thirty-five (35) feet; thence Northeasterly sixteen (16) feet to a corner of land owned by Bemis Brothers, Inc.; thence Southeasterly thirty-two (32) feet on Bemis Bros. line; thence Northeasterly to an elm tree on the line of the Avenue Road; thence Southeasterly to the stake begun at.

Being the same premises described in the deed of ISHKADIBLYOATANDOABOBOBINEATANDNOT, INC. to Kevin M. Kenny and Vicki L. Kenny, dated November 14, 2008, recorded in Volume 11590, Page 109 of the Penobscot County Registry of Deeds.

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

*Susan F. Buckley*  
Register of Deeds

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**Levant Corner Store**  
Levant, Maine

**Tax Map**

