

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 91 Coldbrook Road, Hampden, Me. 04444

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: 91 Coldbrook Road, Hampden, Me. 04444

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.

<u>Albert Hall IV</u>	<u>5/15/23</u>	_____	_____
Seller	Date	Seller	Date
Albert Hall IV			

_____	_____	_____	_____
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



Bk 11712 Pg 332 #9867
04-01-2009 @ 09:02a

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
WARRANTY DEED

NOT AN OFFICIAL COPY
Know All By These Presents
NOT AN OFFICIAL COPY

That **PLAZA PROPERTIES**, a Maine Partnership, of the City of Portland, County of Cumberland, State of Maine

in consideration of one dollar and other valuable considerations,

paid by **ALBERT HALL IV**

whose mailing address is 64 West Evergreen Lane, Swanville, ME 04915

the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell, and convey unto the said **ALBERT HALL IV**, his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon standing situated on the southwesterly side of the Coldbrook Road, so called, in the Town of Hampden, County of Penobscot, State of Maine, and being more particularly described as follows:

BEGINNING at an iron rod set in the southwesterly sideline of said Coldbrook Road, which iron rod is further as being 59.21 feet as measuring along the southwesterly sideline of said Coldbrook Road on a course of South 57° 04' 52" East from a granite highway monument found at the intersection of the southwesterly sideline of Coldbrook Road with the southeasterly sideline of State Route 202, said monument being shown on a right of way map prepared by the Maine State Highway Commission dated January 1964 and recorded in Plan Book 23, Page 59 of the Penobscot County Registry of Deeds; thence South 57° 06' 52" East by and along the southeasterly sideline of said Coldbrook Road a distance of 216.00 feet to a granite monument found at an angle point in said right of way line; thence North 34° 02' 33 East by and along said right of way line of said Coldbrook Road a distance of 22.00 feet to an iron rod set; thence South 56° 08' 41" East by and along the southwesterly sideline of said Coldbrook Road a distance of 490.00 feet to an iron rod set on said sideline; thence North 86° 46' 00" West a distance of 482.95 feet to a large iron post filled with concrete, said post being the southeast post of a gate; thence North 56° 08' 41" West a distance of 300.59 feet to an iron rod set on the southeasterly side of a gravel road; thence North 36° 31' 45" East along the southeasterly side of said gravel road, said line being 13 feet, more or less, southeasterly of the edge of the

19

Bk 11712 Pg333 #9867

gravel of said road, a distance of 215.58 feet to the point of beginning.

The above described lot contains 2.696 acres, more or less, and is the same premises as described in a deed from Ciara Crosby Rooks to Gene C. Rook dated December 26, 1984 and recorded in said Registry in Book 3615, Page 58.

Bearings referenced herein are oriented to the bearing of the southeasterly sideline of Coldbrook Road, said orientation is shown on a Plan of State Highway "26" as prepared by the Maine State Highway Commission and which plan is recorded in Plan Book 23, Page 59 of the Penobscot County Registry of Deeds.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises as described in the Deed of Distribution by Personal Representative given by Donald Lewis Rodman, Personal Representative of the Estate of Genie C. Rooks, to Judd Lee Burleigh and Marion R. Burleigh dated November 29, 2004 and recorded in Penobscot County Registry of Deeds in Volume 9651, Page 78.

For further reference, see Warranty Deed from Judd Lee Burleigh and Marion R. Burleigh to Plaza Properties dated May 8, 2006 recorded at the Penobscot County Registry of Deeds in Book 10430, Page 182.

To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof to the said **ALBERT HALL IV**, his heirs and assigns forever, to it and their use and behoof forever,

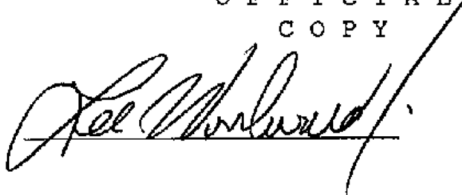
AND **PLAZA PROPERTIES** does *Covenant* with the said **ALBERT HALL IV**, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances; that it has good right to sell and convey the same to the said **ALBERT HALL IV** to hold as aforesaid; and that **PLAZA PROPERTIES** and its successors shall and will *Warrant and Defend* the same to the said **ALBERT HALL IV**, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, ~~PLAZA PROPERTIES~~, by and through its Partner, Robert Garofoli, has hereunto set its hand and seals this 26th day of the month of March, 2009.

OFFICIAL COPY OFFICIAL COPY

Signed, Sealed and Delivered
in presence of
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
PLAZA PROPERTIES



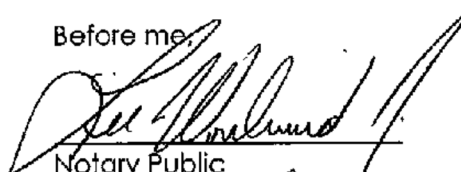

By: Robert Garofoli
Its Partner

State of Maine
County of WAJDO ss.

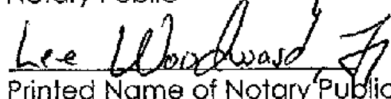
March 26, 2009

Then personally appeared the above-named Robert Garofoli, in his said capacity, and acknowledged the above instrument to be his free act and deed.

Before me,

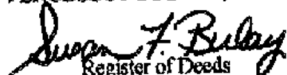


Notary Public


Printed Name of Notary Public

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE


Register of Deeds

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenant thereunto belonging, to the said ALBERT HALL, IV, heirs and assigns forever.

OFFICIAL OFFICIAL

AND it does COVENANT with the said Grantee, his heirs and assigns, that it shall and will WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns against the lawful claims and demands of all persons claiming by, through or under it.

IN WITNESS WHEREOF, A the said HUGHES BROS. INC. has caused this instrument to be sealed with its corporate seal and signed by its corporate names by Peter R. Hughes, its President, thereunto duly authorized, this 19TH day of the month of MARCH, A.D., 2009.


Signed, Sealed and Delivered in presence of

[Handwritten signature]

HUGHES BROS. INC.

BY: *[Handwritten signature]*
Peter R. Hughes, President
Its President thereunto duly authorized

State of Maine
County of Penobscot, ss.

3/19, 2009 

Then personally appeared the above named Peter R. Hughes and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me, *[Handwritten signature]*
Notary Public

Print/Type Name
My commission expires: SHAWN A. MEEHAN
NOTARY PUBLIC • MAINE
MY COMMISSION EXPIRES APRIL 1, 2014

LW/clc
Hall, Albert-DeedofEasement/Penobscotcty/re.doc

PENOBSCOT COUNTY, MAINE
[Handwritten signature]
Register of Deeds



TOWN OF HAMPDEN
MAP 22 LOT 4

ACCOUNT NO. 1888

BUILDING RECORD

RT 202

Coldbrook Rd

OCCUPANCY CODE	49	19																																																										
NO. OF DWELLINGS UNITS	01	01																																																										
BUILDING CLASS QUALITY																																																												
3. Rigid Frame	4	4	4	4																																																								
4. Frame																																																												
2. Masonry																																																												
1. Rein. Concr.																																																												
1. Semi I. Steel																																																												
GRADE FACTOR	1.00	1.00																																																										
EXTERIOR WALLS																																																												
6. Comp. Masonry																																																												
5. Brick																																																												
4. Concrete	4	4																																																										
3. Wood																																																												
2. Stone																																																												
1. Other																																																												
STORIES/HEIGHT	1	1	1	1																																																								
GROUND FLOOR AREA	1,825	1,825	1,825	1,825																																																								
PERIMETER UNITS/FL.	205	205	205	205																																																								
HEATING/COOLING																																																												
11. Electric Baseboard																																																												
10. Radiant																																																												
9. Forced Warm Air																																																												
8. Hot Water																																																												
7. Space Probs/Radant																																																												
6. Steam W/Burner																																																												
5. Steam W/Boiler																																																												
4. Ventilation																																																												
3. Radiant Airzone																																																												
2. Warm/Cool Air																																																												
1. Heat Pump																																																												
25. Infr. Heat Pump																																																												
24. Heat Pump																																																												
23. Heat/Billed Water																																																												
22. Warm/Cool Air																																																												
21. Radiant Airzone																																																												
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12. Radiant																																																												
11. Electric Baseboard																																																												
YEAR BUILT	1944	1944	2010																																																									
YEAR REMODELED	2009																																																											
CONDITION	6	6	6																																																									
1. Poor																																																												
2. Fair																																																												
3. Avg.																																																												
4. Avg.																																																												
5. Avg.																																																												
6. Good																																																												
7. V Good																																																												
8. Excel.																																																												
PERCENT GOOD																																																												
Physical	00	00	00																																																									
Functional	100	100	100																																																									
Economic	100	100	100																																																									
<p>ADDITIONS, OUTBUILDINGS & IMPROVEMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">TYPE</th> <th rowspan="2">YEAR EST ()</th> <th rowspan="2">UNITS</th> <th rowspan="2">GRADE</th> <th rowspan="2">COND.</th> <th colspan="2">PERCENT GOOD</th> </tr> <tr> <th>Phys.</th> <th>Funct.</th> </tr> </thead> <tbody> <tr> <td>Garage</td> <td>27</td> <td>1825</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Poll House</td> <td>1991</td> <td>400</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gazebo</td> <td>1989</td> <td>256</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Office</td> <td>2009</td> <td>352</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Entry</td> <td>2009</td> <td>450</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Add'l</td> <td>2010</td> <td>496</td> <td>6.00</td> <td>5</td> <td>100</td> <td></td> </tr> </tbody> </table>										TYPE	YEAR EST ()	UNITS	GRADE	COND.	PERCENT GOOD		Phys.	Funct.	Garage	27	1825					Poll House	1991	400					Gazebo	1989	256					Office	2009	352					Entry	2009	450					Add'l	2010	496	6.00	5	100	
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<p>ENTRANCE CODE</p> <p>1. Inspect. 4. Vacant</p> <p>2. Refused 5. Estim.</p> <p>3. Info Only 6. Est</p> <p>INFO. CODE</p> <p>1. Owner 4. Agent</p> <p>2. Relative 5. Estimate</p> <p>3. Tenant 6. Other</p> <p>DATE INSP. 05/18/09</p>																																																												
<p>NOTES:</p> <p>09.14.2013-15-00 Convert to Restaurant</p> <p>11-01-05/11/2013 Add'n to Rest & PP Listing</p> <p>Account 1888 C:\TRIOVB\TRIOPICTURES\Anglers1.</p>																																																												



Notes: Other checked off no chain

TOWN OF HAMPDEN
MAP 22 LOT 4

ACCOUNT NO. 1888

LOCATION 91 Colbrook Rd.

CARD NO. OF

HALL, IV, ALBERT
1888
22
0
004
64 WEST EVERGREEN LANE
SWANVILLE ME 04915
B11712P332

PROPERTY DATA

ASSESSMENT RECORD

NEIGHBORHOOD CODE	YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
STREET CODE	09/10	77,000	146,200	0	223,200
X-COORDINATE	10/11	77,000	0	305,100	
Y-COORDINATE	11/12	77,000	253,900	0	330,900
ZONING	12/13	77,000	253,900	0	330,900
11. RA	13/14	77,000	253,900	0	330,900
12. RB	14/15	77,000	253,900	0	330,900
13. IA	15/16	77,000	254,000	0	331,000
13. IB	ACCT: 1888-1 Map/Lot:22-0-004				
20. VC					
21. B					
22. BB					
23. BR					

SECONDARY ZONE

TOPOGRAPHY

UTILITIES

STREET

SALE DATA

DATE(M/M/Y)

PRICE

SALE TYPE

FINANCING

VERIFIED

VALIDITY

NOTES

LAND DATA

EFFECTIVE

INFLUENCE

CODE

INFLUENCE

CODES

FRONT FOOT

SQUARE FOOT

FRACT. ACRE

ACRES

ACRES (cont.)

SITE

47 Parking Spaces

41.5

3/1/09 for P.B.

41.5

41.5

41.5

41.5

41.5

41.5

41.5

41.5

41.5

41.5

41.5

41.5

41.5