

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

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

PROPERTY LOCATED AT: 594 Stillwater Avenue, Old Town, ME 04412

**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:

**Seller is not aware of any known Hazardous Materials. A buyer is encouraged to complete any due diligence inspections as deemed necessary.**

(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:

**Per agent observation on 10/17 the shingles appear to be aging and in need of repair. A water stain on the front entrance of the inside doorway was noted.**

**As additional information: Seller will transfer property with a deed restriction that property cannot be used for retail sale of petroleum or propane products.**

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials \_\_\_\_\_

Seller Initials JH

PROPERTY LOCATED AT: 594 Stillwater Avenue, Old Town, ME 04412

**SECTION IV. ACCESS TO THE PROPERTY**

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

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

**SECTION V. FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

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

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

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

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

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

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: \_\_\_\_\_

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: \_\_\_\_\_

Page 2 of 3 Buyer Initials \_\_\_\_\_ Seller Initials JH \_\_\_\_\_

PROPERTY LOCATED AT: 594 Stillwater Avenue, Old Town, ME 04412

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 23019C1941D Year: 2023 (Attach a copy)

Comments: N/A

Source of Section V information: FEMA

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Sunny Hallett 10-31-24  
Seller Date Seller Date  
**Dead River Company EAT, LLC**

\_\_\_\_\_  
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



# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Dead River Company EAT, LLC

AND \_\_\_\_\_ (hereinafter "Seller")

FOR PROPERTY LOCATED AT 594 Stillwater Avenue, Old Town, ME 04412 (hereinafter "Buyer")

Said contract is further subject to the following terms:

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

\_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

\_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

\_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seneca Hallett 10.31.24  
Seller Dead River Company EAT, LLC Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Seller Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Seller Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Adrian J. Nadeau / Bruce S. Bragdon Date

Agent \_\_\_\_\_ Date \_\_\_\_\_

Agent Adrian (Andy) J. Nadeau/Bruce S. Bragdon Date 10/31/2024



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ERA Dawson Bradford Company, 417 Main Street Bangor ME 04401  
Adrian Nadeau

Phone: (207)947-3363 Fax: \_\_\_\_\_  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com



DEAD RIVER  
OPPORTUNITY

Dead River Company EAT, LLC  
 103 South Main Street  
 Brewer ME 04412

B12733P150  
 Previous Owner  
 ROY BROS INC  
 594 STILLWATER AVENUE

OLD TOWN ME 04468  
 Sale Date: 2/13/2012

**Property Data**

Neighborhood	910 Neighborhood 910
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	17 HIGHWAY COMMER
Secondary Zone	

**Topography 1 Level**

1.Level	4.Below St	7.Sleep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.

**Utilities 2 Public Water 3 Public Sewer**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None

**Street 1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet

Tree Growth Expiration 0  
 Tax Increment Financing District 0

**Sale Data**

Sale Date	2/13/2012
Price	354,530

**Sale Type 2 Land & Buildings**

1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

**Financing 1 Conventional**

1.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

**Validity 1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

**Verified 5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2012	93,000	218,400	0	311,400
2013	92,600	218,400	0	311,000
2014	92,600	215,500	0	308,100
2015	92,600	212,600	0	305,200
2016	92,600	212,600	0	305,200
2017	92,600	209,700	0	302,300
2018	92,600	206,800	0	299,400
2019	92,600	206,800	0	299,400
2020	92,600	206,800	0	299,400
2021	92,600	203,800	0	296,400
2022	92,600	200,900	0	293,500
2023	95,000	200,900	0	295,900
2024	109,300	243,400	0	352,700
2025	109,300	243,400	0	352,700

**Land Data**

Front Foot	Type	Effective	Depth	Influence	Influence	Codes
		Frontage		Factor	Code	
11.Regular Lot				%		1.Vacancy
12.Delta Triangle				%		2.Excess Frontage
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.FF				%		5.Access
				%		6.Restriction
				%		7.Location
				%		8.View/Environ
				%		9.Fract Share
				%		30.Rear 20+
				%		31.Tillable/Cropl
				%		32.Open Space
				%		33.Restrictem
				%		34.ROAD CLASS 2
				%		35.ROAD CLASS 3
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.SUBDIV SITE
				%		42.Mobile Home SI
				%		43.Condo Site
				%		44.Site Improve
				%		45.Lease Lot
				%		46.PAVING/00
<b>Total Acreage</b>					0.63	

Old Town

Old Town

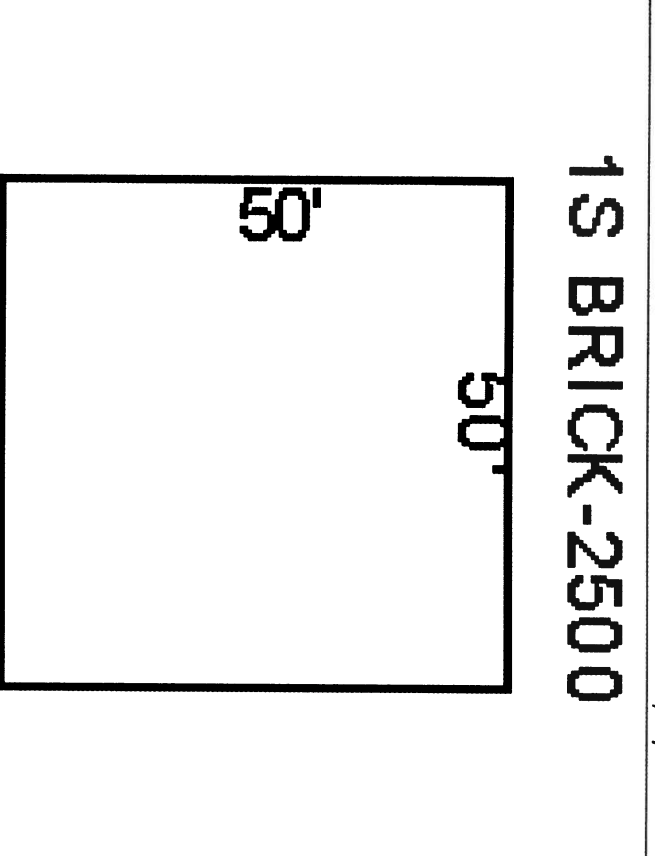


Occupancy Code	86 Office
No. of Dwelling Units	0
Building Class/Quality	3 Masonry
1. Steel	2 Average
2. Rein Conc	
3. Masonry	
4. Wood Frm	
5. Rigid Frm	
Grade Factor	2.00
Exterior Walls	2 Concrete Block
1. Br/Sl	
2. C Block	
3. Concrete	
4. Wood	
5. Stucco	
Stories/Height	1
Ground Floor Area	2,500
Perimeter Units/Ft	200
Heating/Cooling	22 Warm/Cool Air
11. Elec BB	
12. Wall	
13. FWA	
14. HW	
15. Space	
16. Steam w	
17. Steam N	
18. Vent	
Year Built	1978
Year Remodeled	0
Condition	4 Average
1. Poor	
2. Fair	
3. Below Ave	
4. Average	
5. Above Ave	
Physical % Good	0
Functional % Good	100
Economic % Good	100

Entrance Code	6. Interior
	7. Refusal
	8. Informed
	9. Vacant
	6. Other
	7. Relative
	8. Tenant
	9. Agent
	5. Estimate
Information Code	
	1. Owner
	2. Relative
	3. Tenant
	4. Agent
	5. Estimate

Date Inspected

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1. ONE STORY FRAM
					%	%	2. TWO STORY FRAM
					%	%	3. THREE STORY FR
					%	%	4. 1 & 1/2 STORY
					%	%	5. 1 & 3/4 STORY
					%	%	6. 2 & 1/2 STORY
					%	%	21. Open Frame Por
					%	%	22. End Frame Por
					%	%	23. Frame Garage
					%	%	24. Frame Shed
					%	%	25. Frame Bay Wind
					%	%	26. 15ft Overhang
					%	%	27. Unfin Basement
					%	%	28. Unfinished Att
					%	%	29. Finished Attc





**Property Card: 594 STILLWATER AVENUE**  
Old Town, ME



**Parcel ID:** 019-071-000

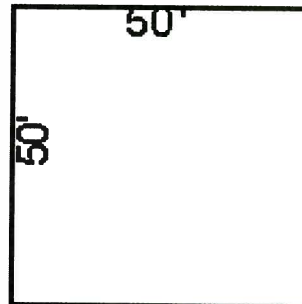
**Owner:** Dead River Company EAT, LLC  
**Co-Owner:**  
**Mailing Address:** 103 South Main Street  
Brewer, ME 04412

**Valuation**

**Deed** B12733P150 02/13/12  
**Account #:** 2634  
**Acreage:** 0.63  
**Taxes:** \$6,242.79  
**Land Value:** \$109,300  
**Building Value:** \$243,400  
**Total Value:** \$352,700  
**Exemption Amount:** \$0  
**Net Assessment:** \$352,700

**Building Sketch**

**1S BRICK-2500**

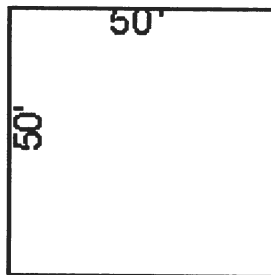


**Building Information**

**Living Area (sqft):** 0  
**Basement Living Area:**  
**Number of Rooms:**  
**Number of Bedrooms:**  
**Number of Full Baths:**  
**Number of Half Baths:**  
**Bath Style:**  
**Attic:**  
**Wet Basement:**  
**Cooling Type:**  
**Cooling %:**  
**Foundation:**  
**Insulation:**  
**Kitchen Style:**  
**Roof Surface:**  
**Building Style:**

**Exterior Walls:**  
**Heat Type:**  
**Heat Percent:**  
**Topography:** Level  
**Utilities:** Public Water/Public Sewer  
**Street Surface:** 1  
**Sale Date:** 02/13/2012  
**Sale Price:** 354530  
**Book/Page:** B12733P150 02/13/12  
**Dwelling Units:**  
**Other Units:**  
**Stories:**  
**Year Built:**  
**Year Remodeled:**  
**Hearths:**  
**Zoning:** C-3 - HIGHWAY COMMER

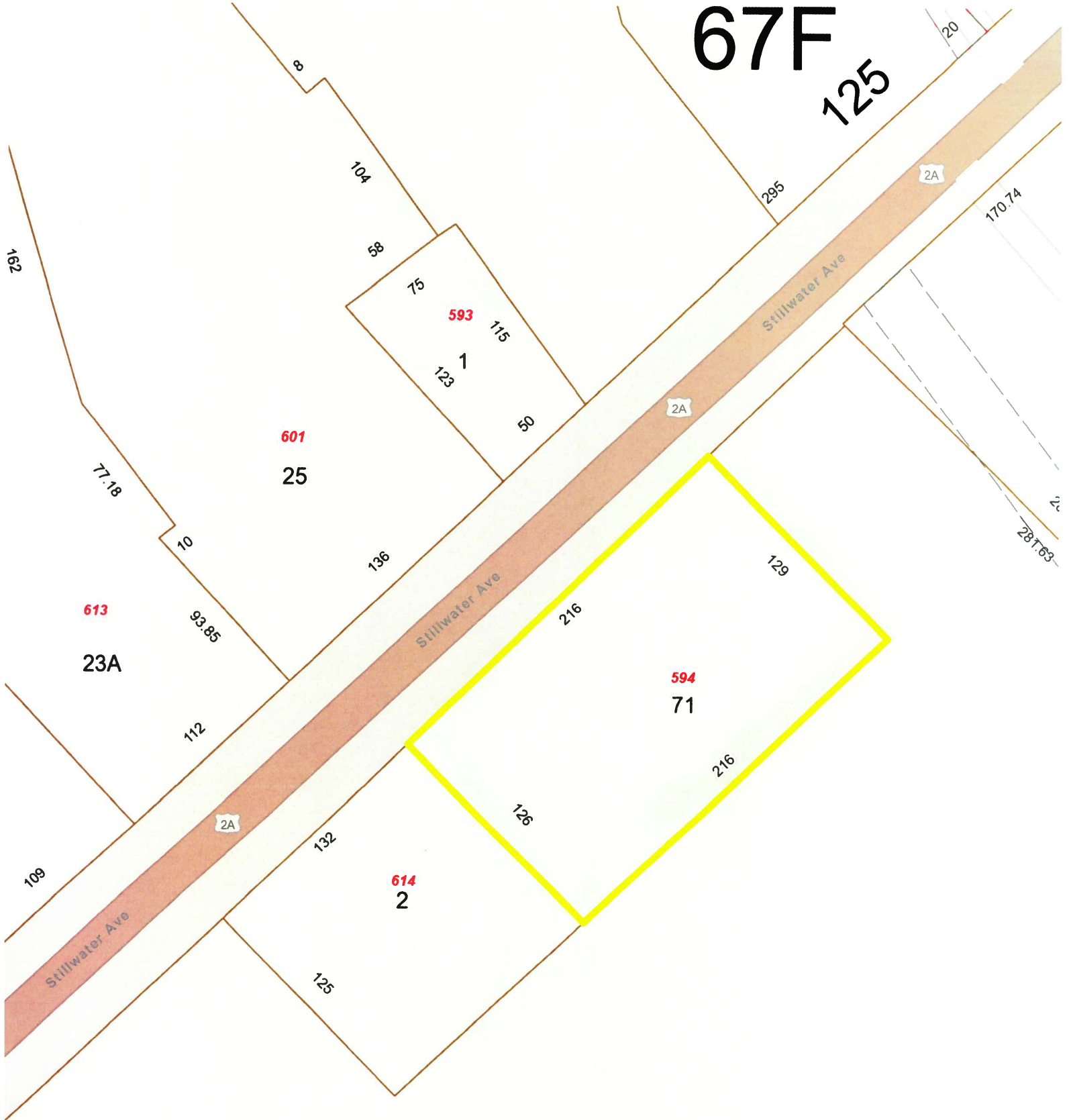
1S BRICK-2500





# 67F

## 125



**Real Estate Tax Commitment Book - 17.700**  
**FY 2024-2025 Tax Bills**

Account Name & Address	Land	Building	Exemption	Assessment	Tax
645 DAY, TERRY C PO BOX 188  STILLWATER ME 04489	18,400 Acres 0.26	49,300	31,000 02 RES WW II + VET..... 01 HOMESTEAD EXEMPT	36,700	649.59  324.80 (1) 324.79 (2)
77 LINCOLN STREET 021-146 B15292P99 09/23/2019 B7249P230 12/07/1999					
583 DBG LLC 275 FOURTH STREET  OLD TOWN ME 04468	35,000 Acres 0.07	275,000	0	310,000	5,487.00  2,743.50 (1) 2,743.50 (2)
285 MAIN STREET 026-101 B15458P227 03/04/2020					
1762 DBG LLC 275 FOURTH STREET  OLD TOWN ME 04468	37,700 Acres 0.13	156,700	0	194,400	3,440.88  1,720.44 (1) 1,720.44 (2)
275 MAIN STREET 026-104 B15408P72 01/07/2020					
1994 DBG LLC 275 FOURTH STREET  OLD TOWN ME 04468	35,900 Acres 0.09	1,385,600	0	1,421,500	25,160.55  12,580.28 12,580.27
283 MAIN STREET 026-102 B14620P74 09/26/2017					
2627 DBG LLC 275 FOURTH STREET  OLD TOWN ME 04468	36,800 Acres 0.11	92,100	0	128,900	2,281.53  1,140.77 (1) 1,140.76 (2)
277 MAIN STREET 026-103 B14758P280 03/09/2018					
2634 Dead River Company EAT, LLC 103 South Main Street  Brewer ME 04412	109,300 Acres 0.63	243,400	0	352,700	6,242.79  3,121.40 (1) 3,121.39 (2)
594 STILLWATER AVENUE 019-071 B12733P150 02/13/2012					



	Land	Building	Exempt	Total	Tax
<b>Page Totals:</b>	273,100	2,202,100	31,000	2,444,200	43,262.34
<b>Subtotals:</b>	28,354,800	111,668,800	7,459,000	132,564,600	2,346,393.42

QUITCLAIM DEED WITH COVENANT  
A N A N  
O F F I C I A L O F F I C I A L  
WEBBER ENERGY FUELS-BANGOR, a Maine Corporation, with a principal place of

business at Bangor, Penobscot County, Maine, for consideration paid, grants to Dead River

Company EAT, LLC, a Maine limited liability company, of South Portland, Cumberland

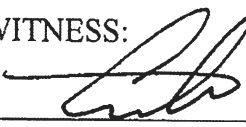
County, Maine, with a mailing address of 82 Running Hill Road, Suite 400, South Portland,

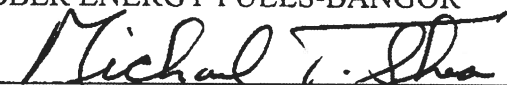
Maine 04106-3218, with Quitclaim Covenant, the land, together with any buildings or

improvements thereon, in Penobscot County, State of Maine, described in Exhibit A attached

hereto.

IN WITNESS WHEREOF, WEBBER ENERGY FUELS-BANGOR has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Michael T. Shea, its President, hereunto duly authorized, this 13 day of February, 2012.

WITNESS:   
\_\_\_\_\_


WEBBER ENERGY FUELS-BANGOR  
By:   
Michael T. Shea  
Its President  
Hereunto Duly Authorized

STATE OF MAINE  
CUMBERLAND, ss.

February 13, 2012

Then personally appeared the above-named Michael T. Shea and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

  
Name: CHRISTOPHER J. AUSTEN  
~~Notary Public~~  
Maine Attorney-at-Law



2. Rights and easements granted to Northern New England Telephone Operations LLC from Webber Energy Fuels Incorporated as described in the deed dated March 16, 2009 and recorded in Book 1746, Page 105.   
 N O T A R I A L C O P Y O F F I C I A L C O P Y

3. Notice of Layout and Taking by the State Highway Commission of the State of Maine dated July 12, 1961 and recorded in Book 1794, Page 25.   
 N O T A R I A L C O P Y O F F I C I A L C O P Y

For source of title, reference is made to the following:   
 N O T A R I A L C O P Y O F F I C I A L C O P Y

(i) Deed from Old Town Associates to Roy Brothers, Inc. dated November 18, 1974 and recorded in Book 2544, Page 185 of the Penobscot County Registry of Deeds; and

(ii) Deed from University of Maine to Roy Bros., Inc. dated December 31, 1974 and recorded in Book 2554, Page 162 of the Penobscot County Registry of Deeds.

Webber Energy Fuels-Bangor is the survivor by merger with Roy Bros., Inc., effective December 22, 2000; reference is made to Certificate of Merger dated January 18, 2001 and recorded in said Registry of Deeds in Book 7617, Page 204.

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE  
*Susan F. Belsey*  
Register of Deeds



**Dawson  
Bradford  
REALTORS**

**DISCLAIMER TO BUYERS & SELLERS DEED, ACREAGE/STRUCTURE SIZE**

**IMPORTANT BUYER & SELLER INFORMATION TO READ**

ERA Dawson Bradford, The Nadeau Bragdon Team and Agents Andy Nadeau & Bruce Bragdon make NO representation concerning the accuracy or any location of the boundaries of the property under consideration, nor it's dimensions or acreage. Further, agents make no warranties or representations concerning the size or dimensions of any structures or the conformity of any structures on the property to applicable state or local laws or ordinances. Furthermore, Agents will not walk boundary lines to determine boundaries.

If you are in question of the aforementioned property including it's deed description, measurements, acreage or boundaries, structure size and proper permitting or location of the structures thereon, or feel there are points that need clarification in your evaluation of the property, ERA Dawson Bradford, The Nadeau Bragdon Team and Agents, Andy Nadeau & Bruce Bragdon recommend that you consider the employment of a land surveyor or attorney to advise you.

Buyers and Sellers agree to release and hold ERA Dawson Bradford, The Nadeau Bragdon Team, and Andy Nadeau and Bruce Bragdon harmless and will defend and indemnify Agents from any and all claims or damages relating to the property boundaries and dimensions, and the location or dimensions of any structure thereon, in any way arising from this transaction.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date