Docusign Envelope ID: C39865AA-1D3A-4C52-8F2F-D521A6B24D74

PROPERTY LOCATED AT: **1019 Route 2 , Rumford, ME 04276**

PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)

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: [X] 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): ..... [X] N/A [ ] Yes [ ] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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 [X] No
IF Yes: Date of most recent test: _____ Are test results available? .. [ ] Yes [X] No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... [ ] Yes [X] No
IF Yes, are test results available? ..... [ ] Yes [X] No
What steps were taken to remedy the problem? _____
Has the water been tested for radon?..... [ ] Yes [X] No
If Yes: Date: _____ By: _____
Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ..... [ ] Yes [X] No [ ] Unknown
Are test results available? ..... [ ] Yes [X] No
Results/Comments: **Town water never tested**

IF PRIVATE: (Strike Section if not Applicable):

~~INSTALLATION: Location:~~ _____
~~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: **Town water has been disconnected**

Source of Section I information: **Seller**

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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 malfunction?..... ☐ 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: _____ Name of pumping company: _____~~

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

~~If Yes, give the date and describe the problem: _____~~

_____

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field:..... ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, Location: _____~~

~~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 system was designed for? ☐ Yes ☐ No~~

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

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

Comments: **Town sewer is not hooked up**

Source of Section II information: **Seller**

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SECTION III – 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 the 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: **No underground tanks that the seller is aware of**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Seller**

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

SECTION IV – ACCESS TO THE PROPERTY

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: _____

Source of information: **Seller and deed**

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: **Seller**

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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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Land flooded in 1987 and 2023**

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the date of each payment: _____

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? ..... [X] Yes [ ] No [ ] Unknown

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

Zone AE

Relevant Panel Number: **23017c0668d** Year: **2009** (Attach a copy)

Comments: **No structures on the property**

Source of Section V information: **Seller**

PROPERTY LOCATED AT: **1019 Route 2 , Rumford, ME 04276**

SECTION VI – GENERAL INFORMATION

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

If Yes, explain: **Frontage on the Androscoggin River**

Source of information: **Seller**

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

If Yes, explain: _____

Source of information: **Seller**

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 [X] No [ ] Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] No [ ] Unknown

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

If Yes, is the survey available?..... [ ] Yes [X] No [ ] Unknown

Has the property ever been soil tested?..... [ ] Yes [X] No [ ] Unknown

If Yes, are the results available?..... [ ] Yes [X] No [ ] Unknown

Are mobile/manufactured homes allowed?..... [X] Yes [ ] No [ ] Unknown

Are modular homes allowed?..... [X] Yes [ ] No [ ] Unknown

Source of Section VI information: **Seller**

Additional information: **None**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... [ ] Yes [X] 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.

DocuSigned by:
Clinton Bradbury
C47B65E13139436...

1/21/2025

SELLER DATE SELLER DATE

Clinton Bradbury

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

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