

PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084**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: Bi-Weekly 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? Tested bi-weekly to Maine Standards by Pine Tree Estates.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Near Office

Installed by: Unknown

Date of Installation: NA

USE: Number of persons currently using system: Park Members

Does system supply water for more than one household? ☒ Yes ☐ No ☐ Unknown

Comments: Water is tested every two weeks. Results are publicly available @ Maine Department of Health and Human Services

Source of Section I information: Pine Tree Estates Office-Seller is a Personal Representative for the Estate of Peter M. Thes. Has Not lived at the Property

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PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084**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 ☒ NoIf Yes, what results: NAHave you experienced any problems such as line or other malfunctions? ☐ Yes ☒ NoWhat steps were taken to remedy the problem? NA

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☐ Other: _____Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____Location: Unknown OR ☐ UnknownDate installed: Unknown Date last pumped: Unknown Name of pumping company: Pine Tree EstatesHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: NADate of last servicing of tank: Unk Name of company servicing tank: UnkLeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: UnknownDate of installation of leach field: Unk Installed by: UnkDate of last servicing of leach field: NA Company servicing leach field: NAHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: NADo you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ NoIf Yes, are they available? ☐ Yes ☐ NoIs System located in a Shoreland Zone? ☐ Yes ☒ No ☐ UnknownComments: Homeowner responsible for replacement if due to homeowner negligence Per Pine Tree EstateSource of Section II information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge

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PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FHA	Fireplace-Livingroom		
Age of system(s) or source(s)	Unknown	Unknown- Original?		
TYPE(S) of Fuel	Propane- Pit Stop	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown		
Name of company that services system(s) or source(s)	Unknown	Unknown		
Date of most recent service call	Unknown	Unknown		
Malfunctions per system(s) or source(s) within past 2 years	None Known	Unknown		
Other pertinent information	NA	Not Sure if its Functioning or if it may work ok.		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☐ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: NADate chimney(s) last cleaned: NADirect and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☒ UnknownIf Yes, date: NAComments: NASource of Section III information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge**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 ☒ UnknownIf Yes, are tanks in current use? ☐ Yes ☐ No ☒ UnknownIf no longer in use, how long have they been out of service? NAIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☒ UnknownAge of tank(s): NA Size of tank(s): NALocation: NA

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PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084What materials are, or were, stored in the tank(s)? NAHave you experienced any problems such as leakage: ☐ Yes ☐ No ☒ UnknownComments: NASource of information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: ☐ Yes ☒ No ☐ UnknownComments: 2003 Mobile Home- Not aware of any AsbestosSource of information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ UnknownIf Yes: Date: NA By: NAResults: NAIf applicable, what remedial steps were taken? NAHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: NASource of information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☐ Yes ☐ No ☒ UnknownIf Yes: Date: NA By: NAResults: NAIf applicable, what remedial steps were taken? NAHas the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ NoResults/Comments: Water Supply Tested by Pine Tree Estates Bi-WeeklySource of information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: None KnownSource of information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge

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PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084**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: NADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: NAAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: Small Crack in Sheetrock on Ceiling Patched Between Livingroom and Kitchen.Source of information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: NASource of information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited Knowledge**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION V - 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 ☐ UnknownIf Yes, explain: Pine Tree Estates Mobile Home ParkSource of information: Seller- Pine Tree EstatesIs 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 ☐ UnknownIf No, who is responsible for maintenance? Pine Tree Estates

Road Association Name (if known): _____

Source of information: Pine Tree Estates-Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property

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PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084**SECTION VI – 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: _____

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?

NA - Zone x Area of Minimal Flood HazardRelevant Panel Number: 23005C0626F Year: 06/20/2024 (Attach a copy)Comments: Zone x Area of Minimal Flood HazardSource of Section VI information: FEMA-

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PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084**SECTION VII - GENERAL 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, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☒ Yes ☐ No ☐ UnknownIf Yes, explain: HomesteadIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: NAEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane Tanks-Pit Stop FuelsYear Principal Structure Built: 2003 What year did Seller acquire property? 2011Roof: Year Shingles/Other Installed: Unknown- Seller Does think Roof Was Replaced in 2011 but not 100% SureWater, moisture or leakage: NoneComments: Small Front Porch Roof Removed Recently. No Leakage Observed.

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: Home is on a SlabMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: NAElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NAHas all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ UnknownIf Yes, is the survey available? ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☒ Yes ☐ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☐ No ☒ UnknownComments: None Known

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PROPERTY LOCATED AT: 49 Ashleigh Lane , Standish , ME 04084
KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None Known

Comments: NA
Source of Section VII information: Seller is a Personal Representative for the Estate of Peter M Files. Has Not lived at the Property and Has Limited

SECTION VIII - ADDITIONAL INFORMATION

Hot Water Heater Replaced in April 2026. Home Has Been Freshly Painted and Professionally Cleaned. New Smoke Detectors. Shed Conveys. Home is Wheel Chair Accessible with Ramp. Sale is Subject to Buyers Being Approved to Pine Tree Estates Mobile Home Park. Park Approvals Take about 30 days to be Completed. Please Inquiry with Pine Tree Estates on Approval Process. Lot Rent Will be \$1025 Per Month with a \$1025 Security Deposit- Buyer to Confirm with Pine Tree Estates

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.

Signed by:
Estate of Peter M Files: Personal Representative Samantha D Files
SELLER D0AF86ED30834F5... DATE SELLER DATE
Estate of Peter M Files: Personal Rep Samantha D Files

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.

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