Docusign Envelope ID: 272DFE84-D87C-815B-81EC-14198458F7C7

SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 1 Maple Street, Acton, ME 04001

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: ☐ Yes ☐ No ☐ N/A 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: _____ 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:
  INSTALLATION: Location: _____
  Installed BY: _____ DATE of Installation: _____
  What is the source of your information: _____
  USE: Number of Persons currently using system? _____
  Does system supply water for more than one household? ..... ☐ Yes ☐ No ☐ Unknown

COMMENTS: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Quasi-Public _____ ☒ Unknown

- IF PUBLIC OR QUASI-PUBLIC:
  Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No
  What steps were taken to remedy the problem? _____
- IF PRIVATE:
  TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
  Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: _____
  Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
  Location: _____ OR ☐ Unknown Date of Installation: _____
  Date Last Pumped: _____ Name of Company Pumping Tank: _____
  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: _____ Name of Company Servicing leach field: _____
  Have you experienced any malfunctions? ..... ☐ Yes ☐ No
  If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ..... ☐ Yes ☒ No
IF YES, is it available? _____
SOURCE OF INFORMATION: _____
COMMENTS: _____
IS SYSTEM LOCATED IN A SHORELAND ZONE?: ..... ☐ Yes ☒ No ☐ Unknown
Is System located in a Coastal Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

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SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	N/A			
Age of system(s)/source(s)	0 Years			
Name of company that services system(s)/source(s)	N/A			
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	0			
Malfunction per system(s)/ source(s) within past 2 years	N/A			
Other pertinent information	N/A			

Buried Oil Supply Line: ☐ Yes ☑ No ☐ Unknown Sleeved: ☐ Yes ☐ No

Chimney(s): ☐ Yes ☑ No If yes, lined: ☐ Yes ☐ No ☐ Unknown Last Cleaned: _____

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown Had a chimney fire: ☐ Yes ☐ No ☐ Unknown

Has chimney been inspected? ☐ Yes ☐ No ☐ Unknown; If Yes, when: _____ Power Vent: ☐ Yes ☐ No ☐ Unknown

COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☐ No ☑ Unknown

IF YES: Are tanks in current use? ☐ Yes ☐ No ☐ Unknown

IF NO above: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Have you experienced any problems such as leakage? _____

Are tanks registered with the Dept. of Environmental Protection? ..... ☐ Yes ☐ No ☐ Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? ..... ☐ Yes ☐ No ☐ Unknown

Comments: _____

B. ASBESTOS - Current or previously existing:

- as insulation on the heating system pipes or duct work? ..... ☐ Yes ☑ No ☐ Unknown
- in the siding? ☐ Yes ■ No ☐ Unknown
- in flooring tiles? ☐ Yes ☑ No ☐ Unknown
- in the roofing shingles? ☐ Yes ■ No ☐ Unknown
- other: _____ ☐ Yes ☑ No ☐ Unknown

IF YES: Source of Information: _____

COMMENTS: _____

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: _____

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: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)*

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 the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: ☐ Yes ☑ No

IF YES, describe: _____

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

COMMENTS: _____

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F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown OTHER: _____
LAND FILL: ☐ Yes ☐ No ☒ Unknown _____
RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

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 way, private road/homeowner associations or restrictive covenants? ..... ☐ Yes ☐ No ☒ Unknown
IF YES: Explain: _____
What is your source of information: _____

Are there any tax exemption or reduction 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: _____

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____
- Year Principal Structure Built: 0 What year did Seller acquire property? 2026
- Roof: Year Built - Structure: 0 Year Shingles/Other Installed: 0
  Water, moisture or leakage: _____
  Comments: _____
- Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____
  Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____
  Knowledge of prior water, moisture or leakage: ☐ Yes ☒ No ☐ Unknown Comments: _____
- Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown If YES, are test results available? ☐ Yes ☐ No
- Electrical: ☐ Fuses ☐ Circuit Breaker ☒ Other: None ☐ Unknown
- Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☐ Yes ☐ No
- Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modular - ☐ Yes ☒ No ☐ Unknown
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

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

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

SECTION VI. FLOOD HAZARD

Is the property located wholly or partly 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: Explain: _____

ATTACHMENTS OF RELEVANT PANEL OF THE FEDERALLY DESIGNATED FLOOD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP: Yes ☐ No ☒

Whether, during the time that the prospective seller has owned the property:

- Any flood events affected the property or a structure on the property ..... ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: _____

- Any flood-related damage to a structure occurred on the property ..... ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

- Any flood insurance claims were filed for a structure on the property and, if so, the date of each claim ..... ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: _____

- Any past disaster-related aid was provided related to the property or a structure on the property from federal, state or local sources for the purposes of flood recovery and, if so, the date of each payment ..... ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____

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SECTION VII. ADDITIONAL INFORMATION

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.

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.

Signed by:
Dune Capital Land Co.
6B40F564149E461...
SELLER

11/3/2026
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

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REALTOR®

EQUAL HOUSING OPPORTUNITY