PROPERTY LOCATED AT: **951 Route 202, Greene, ME 04236**

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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? **N/A**

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ Unknown

Are tanks registered with DEP? ☐ Yes ☒ No ☐ Unknown

Age of tank(s): **N/A** Size of tank(s): **N/A**

Location: **N/A**

What materials are, or were, stored in the tank(s): **N/A**

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ Unknown

Comments: **N/A**

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: **N/A**

Source of information: **Seller**

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

Homestead Realty, 3 Charles Street Winthrop ME 04364 Phone: (207)377-7303 Fax: Langelier
Patricia Ladd
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SECTION II – 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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Utility easement**

Source of information: **Deed and Seller**

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

If No, who is responsible for maintenance? **N/A**

Road Association Name (if known): **N/A**

Source of information: **Seller**

SECTION III – 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 [X] No [ ] Unknown

If Yes, explain: **N/A**

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

If Yes, explain: **N/A**

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

If Yes, explain: **N/A**

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: **N/A**

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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: **N/A**

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? **AE**

Relevant Panel Number: **23001C0228E** Year: **2013** (Attach a copy)

Comments: **See FEMA map, seller has never had a flood event issue.**

Source of Section III information: **Seller**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Source of information: **Seller**

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

If Yes, explain: **N/A**

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 ☒ No ☐ Unknown

If Yes, explain: **N/A**

Is a Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☒ Unknown

Has the property ever been soil tested? ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available? ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed? ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed? ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **Seller and Deed**

Additional Information: **Access to property is over Spragues Mills Road**

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Search Results—Products for **GREENE, TOWN OF**

Show ALL Products »

The flood map for the selected area is number **23001C0228E**, effective on **7/8/2013**

DYNAMIC MAP

PRINT MAP/ FIRMette

MAP IMAGE

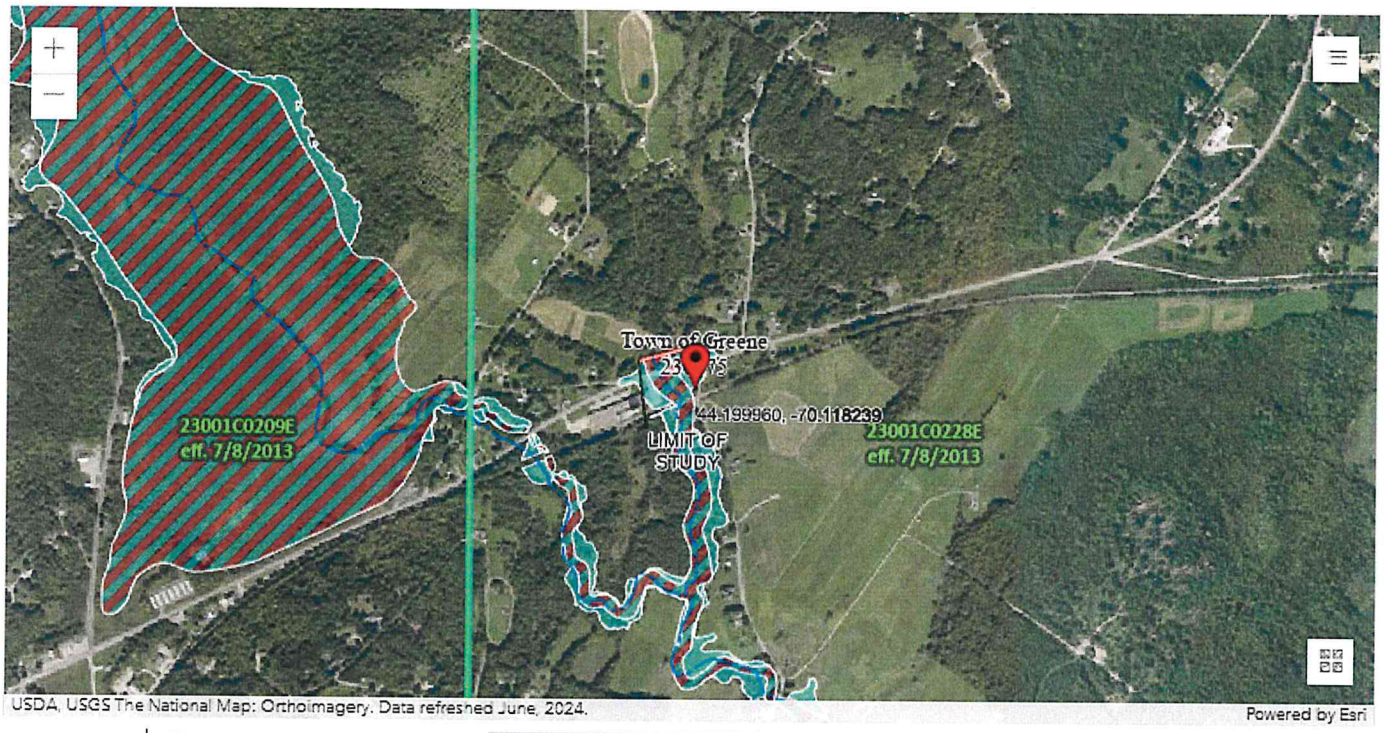
DOWNLOAD FIRM PANEL

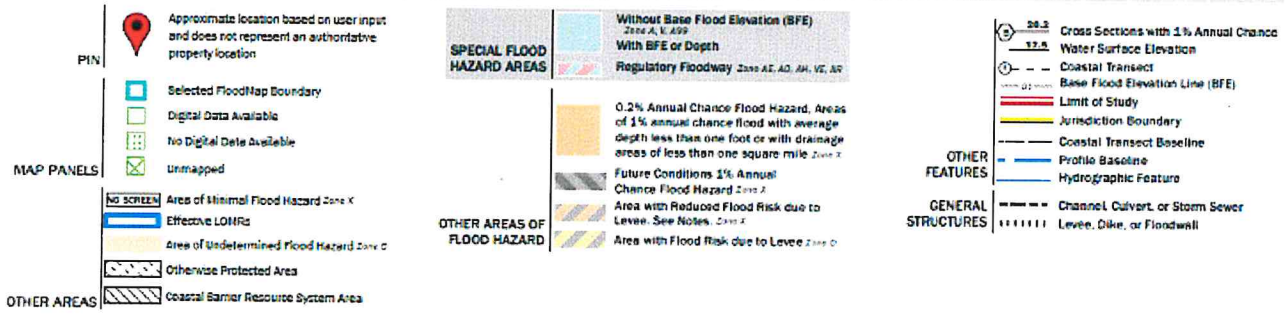
Changes to this FIRM

- Revisions (0)
- Amendments (0)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer »





PROPERTY LOCATED AT: **951 Route 202, Greene, ME 04236**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☑ 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.

SELLER	DATE	SELLER	DATE
Bert Langelier			
SELLER	DATE	SELLER	DATE
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
BUYER	DATE	BUYER	DATE

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EQUAL HOUSING OPPORTUNITY

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Bk 9609 Pg220 #8039
06-05-2017 @ 09:29a

GOVERNOR'S DEED

The **STATE OF MAINE**, acting by and through its Governor, on recommendation of the Commissioner of the **DEPARTMENT OF TRANSPORTATION** ("Grantor"), having a mailing address of 16 State House Station, Augusta, ME 04333-0016, for consideration paid, pursuant to 23 M.R.S. Section 61, as amended, releases to **BERT LANGELIER,** having a mailing address of 78 Fair St., Lewiston, ME 04240 ("Grantee"), all Grantor's right, title and interest in and to certain land in the Town of Greene, Androscoggin County, Maine, as described in a deed from Martha J. Parker to the State of Maine dated October 10, 1922 and recorded in the Androscoggin County Registry of Deeds in Book 320, Page 477. The Premises is more particularly described on the attached **Exhibit A, Legal Description** (the "Premises").

MAINE REAL ESTATE TRANSFER TAX PAID

MEANING AND INTENDING to convey the property described in said deed from Martha J. Parker and by virtue of any other instrument of conveyance or by operation of statute.

THIS CONVEYANCE IS MADE SUBJECT TO the condition that vehicular access to the Premises from U.S. Route 202 is prohibited.

RESERVING TO THE STATE OF MAINE from this conveyance the perpetual right to enter upon the Premises to maintain any state or state-aid highway slopes and drainage facilities or installations that may exist.

THIS CONVEYANCE IS ALSO MADE subject to all above-ground and underground utility easements and installations, if any, located on the Premises, including but not limited to those shown on the Plan and those rights which any utility enjoys over the above-described premises for maintenance, location or relocation of poles or other installations.

GRANTOR MAKES NO REPRESENTATIONS or warranties with respect to the above-described premises. The representations and warranties so excluded encompass, but are not limited to, those pertaining to: land use and environmental matters; fitness of the premises or any portion thereof for any particular purpose; water quality or quantity; the condition or quality of the soil; inchoate or unrecorded liens; or the existence, status, or condition of access to, or public utilities serving the premises. Any subsequent use of, improvement to, or construction on the premises is subject to all applicable laws, regulations, ordinances, and permitting requirements.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEROF, I, Paul R. LePage, Governor of the State of Maine, caused the name and great seal of the State of Maine to be hereto affixed this 12 day of MAY, in the year two thousand seventeen.

STATE OF MAINE

By: Paul R. LePage, Governor
Paul R. LePage

Affixed by: _____
Secretary of State

STATE OF MAINE
County of Kennebec

Date MAY 12, 2017

Personally appeared before me the above-named Paul R. LePage, Governor of the State of Maine and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the State of Maine.

Before me,

_____
~~Notary Public~~/Attorney at Law
Print Name: BRENT A. DAVIS
Bar No. 9043

EXHIBIT A
Legal Description

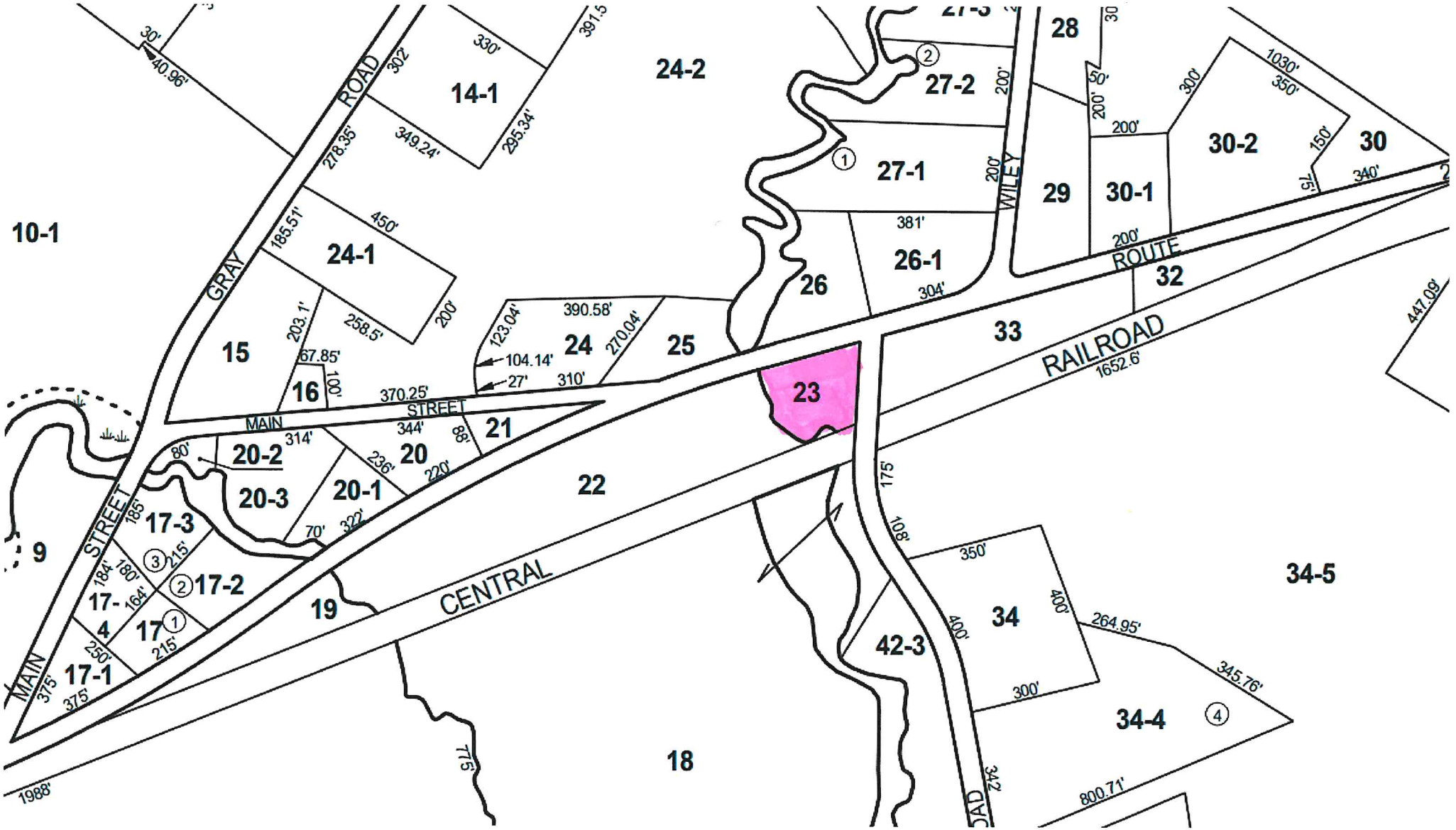
A certain lot or parcel of land situated in Greene, Androscoggin County, Maine, more particularly described as follows:

> A certain lot or parcel of land situated in said Greene on the southerly side of the Main Road or State Road leading from Lewiston to Winthrop, bounded and described as follows, to wit: Beginning at the Wiley Brook (so-called) by said Main Road and running along the line of said Main Road to the Town Road leading to Sprague's Mills, so-called; thence along the line of said Town Road to land of the Maine Central R.R.; thence along the line of said land of the Maine Central R.R. to said Wiley Brook; thence along the line of said Brook to the point of beginning.

It being a part of the old homestead of Martha J. Parker. By said Brook line is meant a line from the middle of the bridge on said Main Road over said stream to the middle of the M.C.R.R. culvert over said stream.

Being the same premises described in a Warranty Deed from Martha J. Parker to the State of Maine, dated October 10, 1922, and recorded in the Androscoggin County Registry of Deeds in Book 320, Page 477.

ANDROSCOGGIN COUNTY
Tina M. Chaunard
REGISTER OF DEEDS



10-1
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17-3
17-2
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17-4
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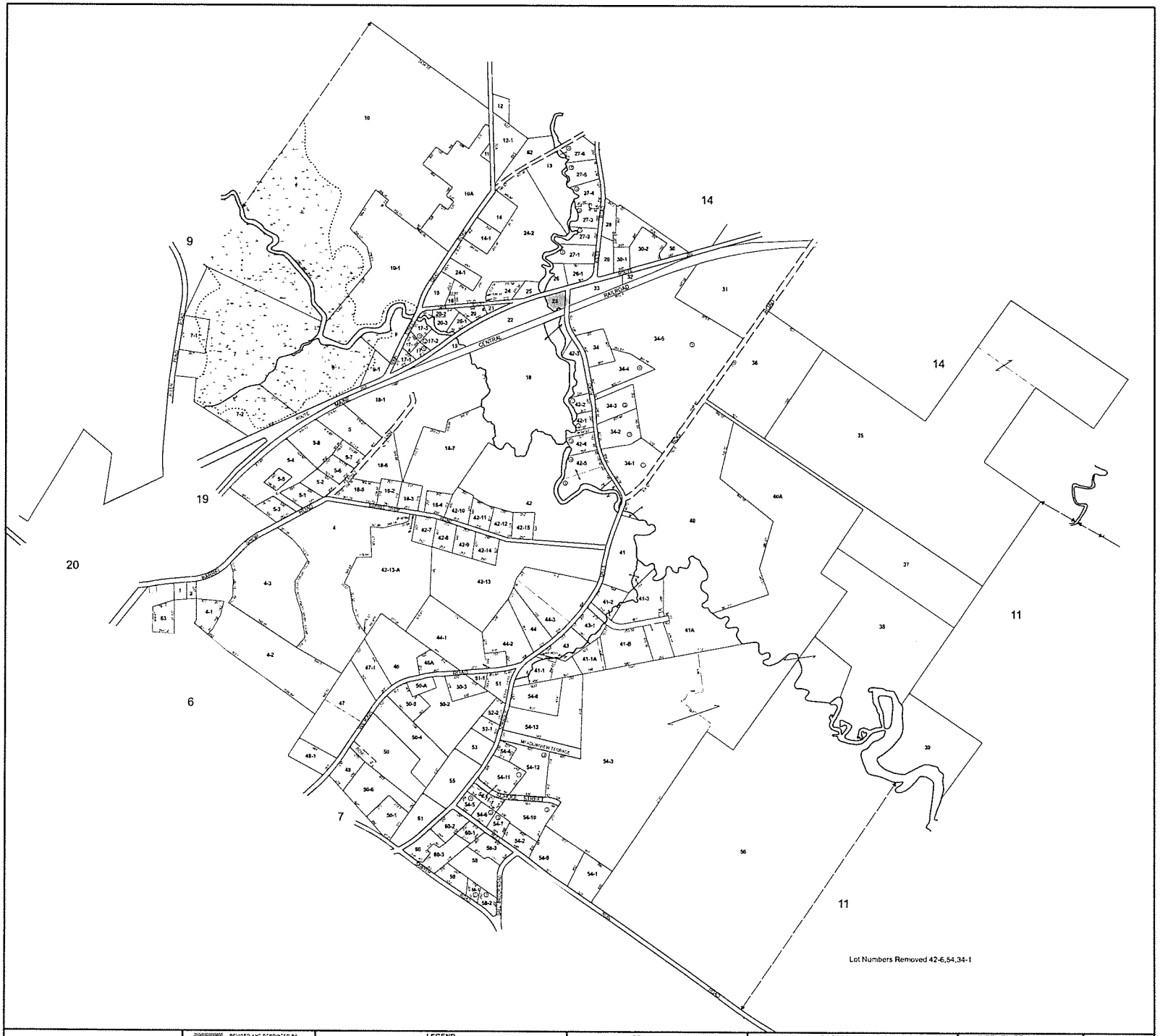
18
42-3
34
34-4
34-5
GRAY ROAD
MAIN STREET
MAIN STREET
WILEY ROUTE
RAILROAD
CENTRAL
1652.6'
1988'
775'



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MAINE STATE PLANE COORDINATE SYSTEM, NAD 83.

REVISED AND REPRINTED BY CAI Technologies

LEGEND

SCALE: 1" = 400'

REVISED TO: APRIL 1, 2022

PROPERTY MAPS

GREENE

MAINE

INDEX DIAGRAM

MAP NO. 10


Town of Greene, ME
06-032-006-001
Buildable Area
3682 SF
23
PEM1E
PEM1E
PEM1E