

PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Route 120, Roxbury, ME

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

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: **Seller has no knowledge of underground storage tanks**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):

☐ Yes ☐ No ☒ Unknown

Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☐ No

Source of information: **Seller has no knowledge of hazardous materials**

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

SECTION II. 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 (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: **Shared entrance off Route 120. Forest Management easement across neighboring property on Northwest corner of lot**

Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? **Town**

Source of information: **Seller**

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

IF YES: Explain: _____

Source of information: **Seller**

Is the subject property the result of a division of property within the last five years (for example, subdivision)? ☒ Yes ☐ No ☐ Unknown

IF YES: Explain: **Division**

Source of information: **Seller**

Are you receiving a tax exemption or reduction 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: **Tree Growth** Forest Management and Harvest Plan available? ☒ Yes ☐ No ☐ Unknown

Has property ever been soil tested? ☐ Yes ☒ No ☐ Unknown If YES, are the results available? ☐ Yes ☒ No

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

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, are the results available? ☒ Yes ☐ No

ATTACHMENTS ☐ Yes ☒ No

Source of information: **Seller**

Additional Information: **GPS Survey by ACME Survey & Engineering, Inc.**

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

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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roxbury 374 acres



**PROPERTY DISCLOSURE ADDENDUM
(Roads/Road Maintenance)**

PROPERTY LOCATED AT: Route 120, Roxbury, ME

If the subject property is NOT a one-to-four unit residential property:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on or abutting the property? ☐ Yes ☐ No ☐ Unknown

If Yes, describe: _____

If Yes, who is responsible for maintenance (including road association, if any): _____

Seller Date Seller Date

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)



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