

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: 5/19/26 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? None needed. Water quality test was good.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Northeast corner of the house.
Installed by: Cody, PL Jones & Sons in Ellsworth
Date of Installation: 1980

USE: Number of persons currently using system: 0-4
Does system supply water for more than one household? Yes No Unknown

Comments: Well supplies main house/guest house. There is a water treatment system in place, installed and serviced by Norlen's (last service 10/2025).

Source of Section I information: Seller & Broker. 1500 G cistern for irrigation and tennis court.

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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 malfunctions? _____ 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: Septic inspection reports 2 x 1000G Tanks

Tank Type: Concrete Metal Unknown Other: _____

Location: Southwest of the house. OR Unknown

Date installed: 1986/93 Date last pumped: May 2026 Name of pumping company: Barry's in Bucksport

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: NA

Date of last servicing of tank: NA Name of company servicing tank: NA

Leach Field: Yes No Unknown

If Yes, Location: Southwest of the house.

Date of installation of leach field: 1986/93 Installed by: Unk

Date of last servicing of leach field: NA Company servicing leach field: NA

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: NA

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: Septic is for the MH/GH - septic inspected May '26, available on request. Orig 3 bedrooms installed 1986 and expanded in 1993 to 5 beds. Both designs available.

Source of Section II information: Seller, Broker, HHE-200. Neighbor's leach field(s) is on the subject property and shown on survey.

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	Hot Water	Heat Pump	Fireplace	Fireplace
Age of system(s) or source(s)	Unk	Unk	Unk	Unk
TYPE(S) of Fuel	Oil	Electric	Propane	Wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Dead River - 948.4 G. 2025	Unk, included in elec.	Unk	Unk
Name of company that services system(s) or source(s)	Dead River serviced 9/2025	Unk	Unk	Unk
Date of most recent service call	09/15/2025	Unk	Unk	Unk
Malfunctions per system(s) or source(s) within past 2 years	None	None	None	None
Other pertinent information	Radiant on two floors HW BB in kitchen / den	Living room	Den	Living room

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: Unk
 Date chimney(s) last cleaned: Chris Potter 2023
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: NA

Comments: Propane tanks - large for generator only. 2 smaller for house for cookstove and propane fp. Chimney cap installed 2023. Propane - 429.7 G. 2025 for property.

Source of Section III information: Seller & Broker

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 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 DEP? Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

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

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

Comments: **Seller is not aware of any underground storage tanks.**

Source of information: **Seller & Broker**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: **Seller is not aware of any asbestos.**

Source of information: **Seller & Broker**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: May 19, 2026 By: Greenbridge Home Services

Results: **Acceptable - See test results.**

If applicable, what remedial steps were taken? **None needed**

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: **Seller, Broker, GreenBridge**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: May 19, 2026 By: Greenbridge Home Services

Results: **Acceptable - 750 pCi/L**

If applicable, what remedial steps were taken? **None needed**

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: **Included in water quality test.**

Source of information: **Seller, Broker, GreenBridge**

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: **Seller & Broker**

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PROPERTY LOCATED AT: 15 Mytar Lane, Surry, ME 04684

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: NA

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

If Yes, describe: NA

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

Comments: Minor misc. areas of trim and exterior areas noted in the building inspection report.

Source of information: Seller & Broker

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: Seller is not aware of any hazardous materials.

Source of information: Seller & Broker

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 Unknown

If Yes, explain: See Deed

Source of information: Deeds

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? Neighbors - \$100 / Year. Seller pays for the plowing on Mytar Lane.

Road Association Name (if known): Informal road maintenance agreement.

Source of information: Seller & Broker

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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: NA

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: Wooden stairs to the shore were damaged during the winter.

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

If Yes, explain: Wooden stairs to the shore were damaged during the winter.

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: NA

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: NA

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?
VE

Relevant Panel Number: 23009C0953D Year: 2016 (Attach a copy)

Comments: None

Source of Section VI information: Seller, Broker, FEMA Maps

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PROPERTY LOCATED AT: 15 Mytar Lane, Surry, ME 04684

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 Unknown

If Yes, explain: Homestead Exemption

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: NA

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: 1000 G. tank for generator (\$100/year)

Year Principal Structure Built: 1986/1993 What year did Seller acquire property? 1980

Roof: Year Shingles/Other Installed: 2022

Water, moisture or leakage: None

Comments: None

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: There is no basement.

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: LP Automatic Start Generac Generator powers all of the buildings on the property has its own propane tank. Battery being replace June 2026.

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No Unknown

Comments: _____

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: _____

Source of Section VII information: Seller & Broker

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SECTION VIII - ADDITIONAL INFORMATION

Full building inspection available upon request.

Seller plans to take the hot tub and possibly the greenhouse.

Premium fiber optic internet

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.

SELLER _____ DATE _____ SELLER _____ DATE _____
F. Marc Mytar

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.

BUYER _____ DATE _____ BUYER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____

