

**PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)**

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 2 drilled wells on property

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: 8/30/25 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? treated w/ 2 gallons of bleach
Has the water been tested for radon? Yes No
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: _____

IF PRIVATE: (Strike Section if not Applicable):
INSTALLATION: Location: SW of the corner of the foundation in the woodline Ed NW of Pond's Pond
Installed by: unk - name may be on well cap
Date of Installation: 1988
USE: Number of persons currently using system: N/A
Does system supply water for more than one household? Yes No Unknown

Comments: the water in well has been sitting unused for several years so will need to be treated again
Source of Section I information: Suzanne Wydale Benson
Buyer Initials _____ Page 1 of 5 Seller Initials JB

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 malfunction?..... Yes No
What steps were taken to remedy the problem? _____~~

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: EAST SIDE OF FOUNDATION OR Unknown

Date Installed: 1988 Date last pumped: UNK Name of pumping company: _____

Have you experienced any malfunctions?..... Yes No

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

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

Leach Field: Yes No Unknown

If Yes, Location: EAST OF TANK IN BARE, MOSSY AREA

Date of installation of leach field: 1988 Installed by: UNK

Date of last servicing of leach field: UNK Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

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

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone?..... Yes No Unknown

Comments: _____

Source of Section II information: Susan Wydale Benson

Buyer Initials _____

Seller Initials SWB

SECTION III – 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?..... N/A 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 the DEP?..... Yes No Unknown
Age of tank(s): _____ Size of tank(s): _____
Location: _____
What materials are, or were, stored in the tank(s): _____
Have you experienced any problems such as leakage: Yes No Unknown
Comments: _____
Source of information: _____

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: _____
Source of information: Susael Wynhale BENSON

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

SECTION IV – 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: _____

Source of information: SUSAN WYNHALE BENSON

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? _____

Road Association Name (if known): other owner, Ted Stanley, facilitates maintenance

Source of information: Susael Wynhale BENSON

Buyer Initials _____

Seller Initials SWB

SECTION V – 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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section V information: Susan Wyahle Bealson

Buyer Initials _____

Seller Initials SWB

SECTION VI — GENERAL INFORMATION

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

If Yes, explain: _____

Source of information: _____

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

If Yes, explain: _____

Source of 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, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

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 VI information: Susan Wynne Benson

Additional information: _____

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.

Susan Wynne Benson 5/27/26
SELLER DATE
Susan W Benson

SELLER DATE
Theodore Stanley

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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