

PROPERTY LOCATED AT: MAIN HOME -708 Tom Leighton Pt Rd , Milbridge, ME 04658**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: 11/18/2025 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? Whole house water filtration maintained by Air & Water Quality

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: By front door

Installed by: LAWRENCE LORD & SONS INC

Date of Installation: 2016 and 2019

USE: Number of persons currently using system: 2

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Two additional wells along entry drive can be accessed if needed.

Source of Section I information: Owner

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LTW SLW

PROPERTY LOCATED AT: MAIN HOME -708 Tom Leighton Pt Rd , Milbridge, ME 04658**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: _____
☐ 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: SE side of home OR ☐ UnknownDate installed: 2018 Date last pumped: N/A Name of pumping company: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: field on SE side of homeDate of installation of leach field: 2018 Installed by: UNKDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ UnknownComments: Leach field is oversized to allow separate 2 bedroom cottage to utilize in future. See HHE -200Source of Section II information: Owner / HHE-200

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PROPERTY LOCATED AT: MAIN HOME -708 Tom Leighton Pt Rd , Milbridge, ME 04658**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	Viessmann Boiler	Heat Pumps		
Age of system(s) or source(s)	2026	2019		
TYPE(S) of Fuel	Propane	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	UNK	UNK		
Name of company that services system(s) or source(s)	Nate Galinski	ABM Mechanical		
Date of most recent service call	N/A	Annually		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	Brand New Boiler 2026	Regular servicing		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☐ Yes ☐ No ☒ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: Elegant wall-mounted propane fireplaceSource of Section III information: Owner**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 ☐ UnknownIf Yes, are tanks in current use? ☒ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): 2018 Size of tank(s): 1000Location: Circular garden in driveway

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PROPERTY LOCATED AT: MAIN HOME -708 Tom Leighton Pt Rd , Milbridge, ME 04658What materials are, or were, stored in the tank(s)? PropaneHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: No Frills inspected the tank June 2026Source of information: Owner**B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: N/A ☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: Owner**C. RADON/AIR** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2019 By: Air and Water QualityResults: No elevated levelsIf applicable, what remedial steps were taken? None~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~Are test results available? ☐ Yes ☐ NoResults/Comments: N/ASource of information: Owner**D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: 2019 By: Air and Water QualityResults: No elevated levels detectedIf applicable, what remedial steps were taken? None~~Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown~~Are test results available? ☐ Yes ☒ NoResults/Comments: N/ASource of information: Owner**E. METHAMPHETAMINE** - Current or previously existing:☐ Yes ☒ No ☐ UnknownComments: N/ASource of information: Owner

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PROPERTY LOCATED AT: MAIN HOME -708 Tom Leighton Pt Rd , Milbridge, ME 04658

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: N/A

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

If Yes, describe: N/A

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

Comments: None

Source of information: Owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Owner

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 deeds. Utility and power easements over neighboring properties. Rights-of-way to and from neighbors.

Source of information: Owner / 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? Homeowners

Road Association Name (if known): No Association. Homeowners share cost of road maintenance

Source of information: Owner

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PROPERTY LOCATED AT: MAIN HOME -708 Tom Leighton Pt Rd , Milbridge, ME 04658**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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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?

All structures entirely in Zone XRelevant Panel Number: 23029C1953E Year: 2017 (Attach a copy)Comments: Small portion of shoreline in Zone AESource of Section VI information: Owner / FEMA maps

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PROPERTY LOCATED AT: MAIN HOME -708 Tom Leighton Pt Rd , Milbridge, ME 04658**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: N/A

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: NONE

Year Principal Structure Built: 2019 What year did Seller acquire property? 2014Roof: Year Shingles/Other Installed: Metal Roof - Fall 2023Water, moisture or leakage: NoneComments: Brand New Whole House Metal Roof installed 2023 to replace original 2019 roof

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: N/AMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available?~~ ☐ Yes ☐ NoComments: N/AElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: All new electric. Whole house generator.Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: None

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No Known Material Defects

Comments: None

Source of Section VII information: Owner

SECTION VIII - ADDITIONAL INFORMATION

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.

DocuSigned by:
Kathleen T. Wahlbin 7/30/2026
SELLER
Kathleen T. Wahlbin

SELLER DATE

Signed by:
Stefan L. Wahlbin 7/30/2026
SELLER
Stefan L. Wahlbin

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

PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt. , Milbridge, ME 04658**PROPERTY DISCLOSURE**

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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: 11/18/2025 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? N/A

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: E side of boat garage

Installed by: UNK

Date of Installation: 2015

USE: Number of persons currently using system: Varies

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: House is for guests.

Source of Section I information: Owner

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PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt. , Milbridge, ME 04658**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: _____
☐ 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: N of house OR ☐ UnknownDate installed: 2015 Date last pumped: N/A Name of pumping company: _____Have you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem: N/ADate of last servicing of tank: N/A Name of company servicing tank: N/ALeach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: In circle garden N. of houseDate of installation of leach field: 2015 Installed by: UNKDate of last servicing of leach field: N/A Company servicing leach field: N/AHave you experienced any malfunctions? ☐ Yes ☒ NoIf Yes, give the date and describe the problem and what steps were taken to remedy: N/ADo you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☒ Yes ☐ NoIs System located in a Shoreland Zone? ☒ Yes ☐ No ☐ UnknownComments: NoneSource of Section II information: Owner

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PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt., Milbridge, ME 04658**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	Viessmann Boiler	Heat Pumps		
Age of system(s) or source(s)	Feb 2025	2015		
TYPE(S) of Fuel	Propane	Electric		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Varies	Varies		
Name of company that services system(s) or source(s)	Nate Galinski	Daves World		
Date of most recent service call	2025	Annually		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	New boiler 2025	None		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☒ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: **None**Source of Section III information: **Owner****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 undergroundstorage tanks on the property? ☒ Yes ☐ No ☐ UnknownIf Yes, are tanks in current use? ☒ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): **2018** Size of tank(s): **1000**Location: **Circular garden in driveway.**

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PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt. , Milbridge, ME 04658

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

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

Comments: No Frills inspected tank June 2026

Source of information: Owner

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: N/A ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of information: Owner

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: 2015 By: Air and Water Quality

Results: No elevated levels detected

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: N/A

Source of information: Owner

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: 2015 By: Air and Water Quality

Results: No elevated levels detected

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: N/A

Source of information: Owner

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of information: Owner

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PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt. , Milbridge, ME 04658

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: N/A

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

If Yes, describe: N/A

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

Comments: N/A

Source of information: Owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Owner

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 deeds. Utility and power easements over neighboring properties. Rights-of-way to and from neighbors.

Source of information: Owner / 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? Homeowners

Road Association Name (if known): No Association. Homeowners share cost of road maintenance.

Source of information: Owner

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PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt. , Milbridge, ME 04658**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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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 ☐ UnknownIf Yes, indicate the date of each payment: N/AIs 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?

All structures entirely in Zone XRelevant Panel Number: 23029C1953E Year: 2017 (Attach a copy)Comments: Small portion of shoreline in Zone AESource of Section VI information: Owner / FEMA maps

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SW

PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt., Milbridge, ME 04658**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: N/A

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☐ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: NONE

Year Principal Structure Built: 2015 What year did Seller acquire property? 2014Roof: Year Shingles/Other Installed: 2015Water, moisture or leakage: NoneComments: Metal Roof

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: N/AMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: N/AElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Whole house generatorHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

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

Comments: None

Buyer Initials _____

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Seller Initials Initial Initial
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PROPERTY LOCATED AT: GUEST HOUSE - 708 Tom Leighton Pt., Milbridge, ME 04658
 KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No Known Material Defects.

Comments: None
 Source of Section VII information: Owner

SECTION VIII - ADDITIONAL INFORMATION

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.

Signed by: [Signature] 7/30/2026
SELLER ID: 11B917893B44A... DATE
Kathy T. Wahlbin

 SELLER DATE

Signed by: [Signature] 7/30/2026
SELLER ID: 14FB46A0051B4DE... DATE
Stefan L. Wahlbin

 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