

**PROPERTY DISCLOSURE
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 1464 AUBURN ROAD, TURNER, ME 04282

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

NONE KNOWN

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

NONE

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials  _____

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SECTION IV. ACCESS TO THE PROPERTY

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): _____

Source of information: SELLER, PUBLIC RECORD

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: _____

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Seller Initials

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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: SELLER,

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Signed by: _____ 9/30/2024
Date
Seller
JAY BRODEUR

DocuSigned by: _____ 9/30/2024
Date
Seller
JOEL LAGACE

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



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WARRANTY DEED

James E. Baillargeon of Lewiston, Androscoggin County, Maine, for consideration paid, grant(s) to Jay Brodeur of Livermore, Androscoggin County, Maine (whose mailing address is 17 Page Circle, Livermore, Maine 04253) and Joe Legate of Turner, Androscoggin County, Maine (whose mailing address is 328 Upper Street, Turner, ME 04282) with Warranty Covenants, as JOINT TENANTS the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Richard J. Baillargeon to the grantor(s) herein, dated January 11, 2019, recorded in Androscoggin Registry of Deeds, Book 10016, Page 64.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 26th day of October, 2021.

WITNESS:

James E. Baillargeon
James E. Baillargeon

STATE OF MAINE
Androscoggin, ss

October 26th, 2021

Then personally appeared the above named James E. Baillargeon and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,



Mary Ellen Taylor
Notary Public (Justice of the Peace)
Commission Expiration:

File No: 2021-8619

NOT AN OFFICIAL COPY "Exhibit A" AN OFFICIAL COPY

A certain lot or parcel of land, with any buildings thereon, situated on the westerly side of State Route 4, now known as Auburn Road, in the Town of Turner, County of Androscoggin and State of Maine, bounded and described as follows:

Being all of Lot B of Weston Woods Subdivision as depicted on the Plan prepared by Turner Surveying Company, Inc., recorded in the Androscoggin County Registry of Deeds in Plan Book 36, Page 59.

