

## PROPERTY DISCLOSURE (Non-Residential Properties)

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

PROPERTY LOCATED AT: 847 Roosevelt Trail, Unit 2, Windham, ME 04062

### 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.**

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(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 Known.**

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(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_



#### 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? Commercial Condominium Association

Road Association Name (if known): Sebago Lake Holdings, LLC, Condominium Plan & Documents

Source of information: Sebago Lake Holdings, LLC, Condominium Plan & Documents

#### 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: None Known

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

If Yes, explain: None Known

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

If Yes, explain: None Known

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: None Known

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: None Known

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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?

**None Known**

Relevant Panel Number: 23005C0479F

Year: 06/20/2024

(Attach a copy)

Comments: Refer to FEMA Map

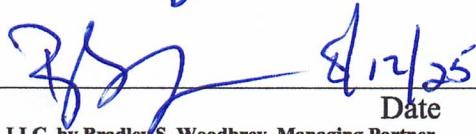
Source of Section V information: FEMA Flood Map Service

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

Seller \_\_\_\_\_ Date \_\_\_\_\_

 8-18-25  
Seller  
Sebago Lake Holdings, LLC, by Mitchel W. Woodbrey, Managing Partner

Seller \_\_\_\_\_ Date \_\_\_\_\_

 8-18-25  
Seller  
Sebago Lake Holdings, LLC, by Bradley S. Woodbrey, Managing Partner

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 \_\_\_\_\_



# National Flood Hazard Layer FIRMette



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes, Zone X
Area with Flood Risk due to Levee Zone D



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

70°26'56"W 43°50'50"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/13/2025 at 4:02 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmap and unmodernized areas cannot be used for regulatory purposes.

**MAP PANELS**

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



**FEATURES**

Cross Sections with 1% Annual Chance

20.2 17.5 Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

**OTHER AREAS**

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

General Structure

Levee, Dike, or Floodwall

**OTHER FEATURES**

Profile Baseline

Hydrographic Feature

**SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT**

347 Reserved, NY, NY