

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 149 Loring Commerce Road, Limestone, Me 04750

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:

No known hazardous materials

(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:

No known material defects. Park owned homes on the property will need to be removed or renovated prior to renting or selling.

(attach additional sheets as necessary)

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SECTION IV. ROAD MAINTENANCE

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? Park Owner

Road Association Name (if known): Loring Woods MHP

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
TBK Northern Maine, LLC

Seller Date

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



PROPERTY DISCLOSURE 2024 ADDENDUM (Flood Hazard)

For Property Located At: 149 Loring Commerce Road, Limestone, Me 04750

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 to Seller

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

If Yes, explain: None known to Seller

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

If Yes, explain: None known to Seller

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 to Seller

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 to Seller

Buyer Initials _____

Page 1 of 2

Seller Initials AB _____

For Property Located At: 149 Loring Commerce Road, Limestone, Me 04750

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 to Seller

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

Comments: NA

Source of information: Seller

Authentisign
Antony Brett Kelly

08/10/2024

Seller _____ Date _____
TBK Northern Maine, LLC

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____



BOOK 6543 PG 288 # 2024002249
03/27/2024 01:29:36 PM
MELISSA L. RICHARDSON, REGISTER
AROOSTOOK COUNTY, ME SOUTH
E-RECORDED
Maine Real Estate Transfer Tax Paid

DLN #1002440268364

QUITCLAIM DEED WITHOUT COVENANT

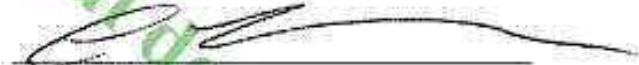
KNOW ALL BY THESE PRESENTS, THAT UNEEK, LLC, with a mailing address of P.O. Box 2635, Springfield, Missouri 65801, in consideration of One Dollar (\$1.00) and other valuable consideration paid by TBK NORTHERN MAINE, LLC, whose mailing address is 2149 Powell Street, San Francisco, California 94133, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim without covenant unto the said TBK NORTHERN MAINE, LLC, its successors and assigns forever: *a certain lot or parcel of land, together with any buildings thereon, situated at 149 Loring Commerce Road, Limestone, Maine; being more particularly described in the attached Exhibit A.*

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto to the said TBK NORTHERN MAINE, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, Uneek, LLC, has caused this instrument to be signed in its corporate name by Cleze Carr, its Manager.

Dated: March 26, 2024

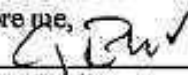
UNEK, LLC


By: Cleze Carr
Its: Manager

STATE OF MISSOURI
COUNTY OF ~~GREENE~~, ss. Taney

March 26, 2024

Then personally appeared the above named Cleze Carr, Manager of Uneek, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Uneek, LLC.

Before me, 
Notary Public
Casey R. Blacksher
Printed Name
1.18.26
My commission expires

CASEY R. BLACKSHER
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
My Commission Expires January 18, 2026
Commission #13825980

EXHIBIT A

Certain lots or parcels of land situated in the Town of Limestone, County of Aroostook and State of Maine, bounded and described as follows:

PARCEL ONE: A certain piece or parcel of land situated in the Town of Limestone in said County and State aforesaid, bounded and described as follows, to wit: A part of Lot numbered Two (2) in Section numbered Fifteen (15), in said Limestone, and being all of the land formerly owned or occupied by Andrew I. Adams lying east of Corrow Road, so-called, sometimes called the Base Road; said premises being bounded on the north by land occupied by Loring Air Force Base; on the east by land now or formerly owned or occupied by Walter L. Bennett; on the south by land now or formerly occupied or owned by George Leavitt; and on the west by said Corrow Road.

EXCEPTING AND RESERVING, however, such rights of way as were granted by quitclaim deed of Arlene C. Howard to Limestone Electric Company, dated June 10, 1953, and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 658, Page 11, reference thereto being made and had.

ALSO, EXCEPTING THEREFROM the premises and rights conveyed by the following instruments: Warranty Deed, Perry A. and Frances M. Brown to United States of America, dated March 26, 1958, and recorded in said Registry in Vol. 745, Page 205; Release Deeds, Perry A. and Frances M. Brown to Dead River Company, dated February 5, 1962, and December 1, 1961, and recorded respectively in said Registry in Vol. 843, Page 279, and Vol. 843, Page 337, references thereto being made and had.

PARCEL TWO: The following described real estate, to wit: The southerly portion of Lot numbered Two (2) in Section Fifteen (15) in said Limestone and described as follows, to wit: Beginning at the southwest corner of a parcel of land conveyed by John P. Donworth to George A. Phair, July 7, 1902, now owned or occupied by Andrew Adams; thence south to the south line of said Lot numbered Two (2); thence easterly by said south line to the east line of said Lot numbered Two (2); thence northerly by said east line to the southeast corner of said Adams land; thence westerly by the south line of said Adams land to the place of beginning, containing sixty (60) acres, more or less.

EXCEPTING two house lots conveyed to Arthur R. Corbett, and the right to take water from the well located on the above described premises, one house lot conveyed to Warren J. Cote and Cora E. Cote and land conveyed to the State of Maine and the United States of America for highway purposes.

Being the same premises conveyed to David E. Andrews by Warranty Deed of C. Eugene Bartley dated December 15, 1986 and recorded at the Southern Aroostook Registry of Deeds in Volume 1952, Page 170.

EXCEPTING AND RESERVING however unto Steven Thibodeau and Linda Thibodeau, their heirs and assigns, the right to maintain, replace and repair the two (2) inch sewer line seven (7) feet below the ground surface extending from a septic tank and pump station on the Thibodeau real estate to a subsurface disposal area located on land designated on the Town of Limestone real estate Tax Map 17, Lot #6. This easement crosses a thirty-three (33) foot parcel of land included in the above described real estate. Said easement is recorded at the Southern Aroostook Registry of Deeds in Volume 2836, Page 173.

Grantee agrees that it has inspected the premises and accepts the same in the condition in existence on the date of closing. Grantee also accepts with no implied warranties the property so inspected plus water and sewer systems which it understands are impractical or impossible to physically inspect and accepts the same under those conditions.

Being the same premises conveyed to Allland, L.L.C by Warranty Deed of David E. Andrews dated July 31, 1998 and recorded at the Southern Aroostook Registry of Deeds in Vol. 3169, Page 287.

Excepting those premises conveyed by Warranty Deed of Allland, L.L.C. to Richard L. Carpenter dated November 3, 2000 and recorded at said Registry in Vol. 3459, Page 286.

Also excepting those premises conveyed by Warranty Deed of Allland, L.L.C. to Trueman Dixon and Jean L. Dixon dated September 18, 2001 and recorded at said Registry in Vol. 3563, Page 57.

Being the same premises conveyed to T K Investments, L.L.C by Warranty Deed of Allland, L.L.C. dated July 24, 2003 and recorded at the Southern Aroostook Registry of Deeds in Vol. 3844, Page 200.

Being the same premises conveyed to Mojave Property Management, LLC by Warranty Deed of T K Investments, LLC dated January 23, 2007 and recorded at the Southern Aroostook Registry of Deeds in Vol. 4397, Page 118.

Being also the same premises conveyed to Lucky Stars, LLC by Quitclaim Deed of Mojave Property Management, LLC dated December 21, 2009 and recorded at The Southern Aroostook Registry of Deeds in Vol. 4788, Page 133.

Being the same premises conveyed to MHP Innovations, L.L.C by Warranty Deed of Lucky Stars, LLC dated February 23, 2013 and recorded at the Southern Aroostook Registry of Deeds in Vol. 5157, Page 129.

2024 Real Estate Tax Bill

R20
 TBK NORTHERN MAINE, LLC
 PO Box 14019
 Springfield MO 65814

Current Billing Information	
Land	73,000
Building	600
Assessment	73,600
Exemption	0
Taxable	73,600
Rate Per \$1000	22.690
Total Due	1,669.98

Acres: 0.00
 Map/Lot 017-009 Book/Page B5836P237 Payment Due 1/31/2024 1,669.98
 Location 149 LORING COMMERCE RD
 3.00% discount available. To obtain, pay 1,619.88 in full by 11/30/2023

Information

Interest charges at 6% Per Annum begin 2/1/2024. If you have sold your property since 4/1/2023, it is your obligation to forward this bill to the new property owner. If you have an escrow account, please forward to your mortgage holder prior to the due date. This bill is for the current tax year, 7/1/2023 to 6/30/2024.

The municipal officers of the Town of Limestone, pursuant to Title 36 M.R.S.A. Subsection 906, require all tax payments received from an individual shall be applied to the oldest outstanding tax obligation owed, contact the Tax Collector at (207)325-4704 between the hours of 8 am and 4 pm Monday through Friday, excluding legal holidays.

Current Billing Distribution		
COUNTY	3.80%	63.46
TOWN	52.10%	870.06
SCHOOL	44.10%	736.46

Remittance Instructions

Please make checks or money orders payable to Town of Limestone and mail to:

Town of Limestone
 93 Main Street
 Limestone, ME 04750

N/A

Due Date	Amount Due	Amount Paid
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Please remit this portion with your first payment

2024 Real Estate Tax Bill

Account: R20
 Name: TBK NORTHERN MAINE, LLC
 Map/Lot: 017-009
 Location: 149 LORING COMMERCE RD

1/31/2024	1,669.98	
Due Date	Amount Due	Amount Paid

First Payment

