

PROPERTY LOCATED AT: Map 36, Lot 17 Sheridan Drive, Fairfield, ME 04937

**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 \_\_\_\_\_

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: N/A 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

Has the water been tested for radon?.....  Yes  No

If Yes: Date: N/A By: N/A

Results: N/A

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: N/A

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: N/A

Installed by: N/A

Date of Installation: N/A

USE: Number of persons currently using system: N/A

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

Comments: **Public Water is available at the roadside.**

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_ Page 1 of 4 Seller Initials JS JD AS

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**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: N/A

Have you experienced any problems such as line or other malfunction?.....  Yes  No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: N/A

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: N/A

Tank Type:  Concrete  Metal  Unknown  Other: N/A

Location: N/A OR  Unknown

Date Installed: N/A Date last pumped: N/A Name of pumping company: N/A

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

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: .....  Yes  No  Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

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

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

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

If Yes, are they available? .....  Yes  No

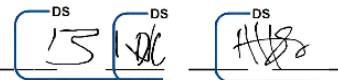
Is System located in a Shoreland Zone?.....  Yes  No  Unknown

Comments: **Public Sewer is available at the road side.**

Source of Section II information: **Seller**

Buyer Initials \_\_\_\_\_

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**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?.....  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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: \_\_\_\_\_

Source of information: **Seller**

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: **Seller**

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

**SECTION IV – GENERAL INFORMATION**

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: **Seller**

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? N/A

Road Association Name (if known): N/A

Buyer Initials \_\_\_\_\_

Seller Initials

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IS INDC HS

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

If Yes, explain: \_\_\_\_\_

Source of information: **Seller**

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: **Seller**

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 information: **Seller**

Additional information: **Industrial Zoning, Power is available at the roadside.**

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.

DocuSigned by: [Signature] 6/29/2024  
SELLER DATE

DocuSigned by: Douglas Cutchin 6/28/2024  
SELLER DATE

**Fair-Fields Associates**  
DocuSigned by: [Signature] 6/27/2024  
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

BUYER DATE

BUYER DATE





**For Property Located At: Map 36, Lot 17 Sheridan Drive, Fairfield, ME 04937**

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

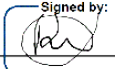
March 4, 2002? .....  Yes  No  Unknown

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 information: \_\_\_\_\_

 Signed by: _____ <small>D311/9642F-1F458...</small> <b>Seller</b> <b>Fair-Fields Associates</b>	8/9/2024 _____ Date	_____ Seller	_____ Date
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_____ Seller	_____ Date	_____ Seller	_____ Date
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The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

_____ Buyer	_____ Date	_____ Buyer	_____ Date
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_____ Buyer	_____ Date	_____ Buyer	_____ Date
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