

PROPERTY LOCATED AT: 136 US Highway 1, Verona Island, ME 04416

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 N/A ☐ Unknown
☒ Drilled ☐ Dug ☐ Other N/A

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

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Back of building

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: Business USE

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

Comments: N/A

Source of Section I information: Seller & Previous Disclosures

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ 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 malfunctions? ☐ 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: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: Behind Shop OR ☐ Unknown

Date installed: 1994 Date last pumped: 2017 Name of pumping company: Berry's Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: 3 Years Name of company servicing tank: Berry's Septic

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: 150' from south end of building

Date of installation of leach field: 1994 Installed by: Otis

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 the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ☐ Yes ☒ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: N/A

Source of Section II information: Seller & Previous Disclosures

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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	FHA			
Age of system(s) or source(s)				
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	500 gals +/-			
Name of company that services system(s) or source(s)	Browns Plumbing & Heating			
Date of most recent service call	2023			
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	N/A			

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☐ Yes ☒ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

If Yes, are they lined: ☐ Yes ☐ No ☒ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☒ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Date chimney(s) last cleaned: N/A

Direct/Power Vent(s): ☐ Yes ☐ No ☒ Unknown

Has vent(s) been inspected? ☐ Yes ☐ No ☒ Unknown

If Yes, date: N/A

Comments: N/A

Source of Section III information: **Seller & Previous Disclosures**

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 ☒ Unknown

If Yes, are tanks in current use? ☐ Yes ☒ No ☐ Unknown

If no longer in use, how long have they been out of service? N/A

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

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

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

Comments: N/A

Source of information: **Seller & Previous Disclosures**

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: **Seller & Previous Disclosures**

C. RADON/AIR - Current or previously existing:

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

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

Results: N/A

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: **Previous Disclosures**

D. RADON/WATER - Current or previously existing:

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

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

Results: N/A

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: **Previous Disclosures**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown


Comments: N/A

Source of information: **Previous Disclosures**

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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: Seller & Previous Disclosures

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: Seller & Previous Disclosures

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: Right Of Way Over Culvert

Source of information: Deed

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

Source of information: Previous Disclosures

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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 ☒ Unknown

If Yes, explain: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

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: N/A

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?
N/A

Relevant Panel Number: 23009C0691D Year: 7/20/2016 (Attach a copy)

Comments: N/A

Source of Section VI information: FEMA Flood Map

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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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ☐ 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: 1 Propane Tank owned by Coastal Energy

Year Principal Structure Built: 2012 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2012

Water, moisture or leakage: None

Comments: N/A

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☐ No ☒ Unknown

Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown

Comments: N/A

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☒ No

Comments: N/A

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: N/A

Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

Comments: N/A

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: N/A

Comments: N/A

Source of Section VII information: Seller & Previous Disclosures

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SECTION VIII - ADDITIONAL INFORMATION

New flooring in office and painted 2020. Well Pump Replaced 2024.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

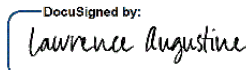
Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

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:

SELLER
L&L REHC, LLC
8/26/2025
DATE

DocuSigned by:

SELLER
8/26/2025
DATE

SELLER
DATE

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



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BOOK: OR 7061 PAGE: 773, # OF PGS: 2
10/09/2020 09:28:23 AM INSTR#: 2020035605
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

DLN: 1002040114940
WARRANTY DEED

Michael L. Hawes of Bucksport, Hancock County, Maine, for consideration paid, grant to L&L REHC, LLC, a Maine Limited Liability Company of Orland, Hancock County, Maine (whose mailing address is P.O. Box 98, Orland, ME 04472) with Warranty Covenants, as the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Christopher S. Newcomb to the grantor(s) herein, dated June 13, 2012, recorded in Hancock Registry of Deeds, Volume Book 5834, Page 280.

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 11th day of October, 2020.

WITNESS:

Michael L. Hawes
Michael L. Hawes

STATE OF MAINE
Penobscot, ss

October 7, 2020

Then personally appeared the above-named Michael L. Hawes and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Bobbie Jean Adam
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2020-8017

BOBBIE-JEAN ADAM
NOTARY PUBLIC
STATE OF MAINE
COMMISSION EXPIRES: 11/01/2028

File No: 2020-8017

"Exhibit A"

A certain lot or parcel of land, together with any improvements thereon, situated in Verona-Island, Hancock County, Maine, more particularly described as follows:

Commencing at an iron pipe set in the ground in the easterly sideline of U. S. Route 1 as shown on a right-of-way map, State Highway "42," Town of Verona, State Project No. 002630.00, dated February 1991, on file in the office of the Department of Transportation, State of Maine, Augusta, Maine (D.O.T. File No. 5-21, Sheet 4 of 7 sheets) said iron pipe is located about 24 feet westerly of the center of the westerly end of a rock wall and said iron pipe is also located easterly of Station 140+ 27 as shown on the centerline of the right-of-way of said Highway "42" on said plan; thence South 54 degrees 35 minutes 46.5 seconds East by land of said Gray a distance of 620 feet to a point in land of said Gray; thence South 35 degrees 24 minutes 13.5 seconds West by land of said Gray a distance of 213 feet to a point in land of said Gray; thence North 54 degrees 35 minutes 46.5 seconds West by land of said Gray a distance of 620 feet to a point in the easterly right-of-way sideline of said Highway "42," which point is located 213 feet southerly from the point of beginning as measured along said right-of-way easterly sideline; thence North 35 degrees 24 minutes 13.5 seconds East by and along the easterly sideline of said Highway "42" (also known as U. S. Route #1) a distance of 213 feet to the iron pipe and the point of beginning.

This conveyance is made subject to all rights heretofore acquired by the State of Maine by Notice of Layout and Taking in 1991 and otherwise.

Reserving, however, from this conveyance, to the Grantor, his heirs and assigns forever, for the benefit of the adjacent property now of Everett W. Gray and David E. Gray, a right-of-way for all purposes of a way for persons and vehicles, for ingress and egress, in common with the Grantees, their heirs and assigns forever, across the southerly 15 feet of a 40 foot culvert within the highway limits and across the following area in the southwest corner of the lot conveyed by this deed: Beginning at the southwest corner of the lot described in this deed; thence southeasterly along the southerly line of said lot 30 feet; thence northeasterly parallel with the easterly line of U. S. Route 1, 20 feet; thence northwesterly parallel with the southerly line of said lot 30 feet to the easterly line of said highway; thence southwesterly by said highway easterly line 20 feet to the point of beginning.