

PROPERTY DISCLOSURE (Non-Residential Properties)

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

PROPERTY LOCATED AT: 235 Hunnewell Avenue, Pittsfield, ME 04967

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, and known Asbestos material prior to today has been removed. Please see attached DEP Correspondence. Buyer is encouraged to perform any and all due diligence they feel necessary

(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:

3/17/2025 - Agent observed Flaking of Paint on outside of building. Roof may need to be re-shingled on back of property portion.

(attach additional sheets as necessary)

Initial
JH

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: _____

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: _____

Initial
JH

Page 2 of 3 Buyer Initials _____

Seller Initials _____

PROPERTY LOCATED AT: 235 Hunnewell Avenue, Pittsfield, ME 04967

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: 2301270005C Year: 01/19/1996 (Attach a copy)
Comments: N/A

Source of Section V information: FEMA Flood Map (See attached)

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:

Jennifer Hallett 3/17/2026

70D6352F2828441...

Seller _____ Date

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN _____ (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT **235 Hunnewell Avenue, Pittsfield, ME 04967**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):
 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (**check one below**):
 _____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

- (c) Buyer has received copies of all information listed above.
 (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
 (e) Buyer has (**check one below**):
 _____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<u>Jennifer Hallett</u> 70D6352E2828441	Seller	Date	<u>3/17/2026</u>
Buyer	Date	_____	Seller	Date	_____
Buyer	Date	_____	Seller	Date	_____
Buyer	Date	_____	Seller	Date	_____
Agent	Date	_____	Agent <u>Bruce S Bragdon /Adrian (Andy) J Nadeau Jr.</u> 849B5BA0495848D	Date	<u>3/16/2026</u>



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Pittsfield
12:55 PM

Real Estate Tax Commitment Book - 21.050
2024 TAX COMMITMENT

08/21/2024
Page 119

Account Name & Address	Land	Building	Exemption	Assessment	Tax
500 EAGEN, PATRICK J EAGEN, SHARON L 179 RAYMOND ST PITTSFIELD ME 04967 9724 179 RAYMOND ST 024-017 B893P811 05/24/1978	26,200 Acres 0.39	47,000	21,250 01 Homestead Exempt	51,950	1,093.55
1314 EAT LLC C/O DEAD RIVER CO 82 RUNNING HILL ROAD, SUITE 400 SOUTH PORTLAND ME 04106 235 HUNNEWELL AVE 026-090 B4494P244 02/13/2012	14,100 Acres 0.97	167,500	0	181,600	3,822.68
1698 EDGEComb, CHERYL H (PERS REP) ROWELL, MERVIN (IN POSSESSION) 113 JUNE COURT PITTSFIELD ME 04967 113 JUNE COURT 025-061 B5967P315 01/09/2023 B821P986	22,100 Acres 0.80	83,300	0	105,400	2,218.67
249 EDWARDS, DUANE M EDWARDS, VALERIE A 287 MADAWASKA AVE PITTSFIELD ME 04967 287 MADAWASKA AVE 033-074 B5103P12 11/23/2016 B3466P100 03/29/2005	19,300 Acres 0.40	100,100	26,350 01 Homestead Exempt 17 Vietnam (8/82-7/84)	93,050	1,958.70
1711 EDWARDS, HOLLIS K 220 SHY ROAD PALMYRA ME 04965 SHY ROAD 019-027 B4738P84 12/02/2013	13,000 Acres 77.48	0	0	13,000	273.65

	Land	Building	Exempt	Total	Tax
Page Totals:	94,700	397,900	47,600	445,000	9,367.25
Subtotals:	48,925,500	65,830,900	5,314,500	109,441,900	2,303,752.83

TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

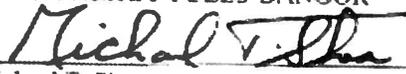
WEBBER ENERGY FUELS-BANGOR, a Maine corporation, with a principal place of business at Bangor, Penobscot County, Maine, for consideration paid, grants to Dead River Company EAT, LLC, a Maine limited liability company, of South Portland, Cumberland County, Maine, with a mailing address of 82 Running Hill Road, Suite 400, South Portland, Maine 04106-3218, with Quitclaim Covenant, the land, together with any buildings or improvements thereon, in Somerset County, State of Maine, described in Exhibit A attached hereto

IN WITNESS WHEREOF, WEBBER ENERGY FUELS-BANGOR has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Michael T Shea, its President, hereunto duly authorized, this 13 day of February, 2012

WITNESS



WEBBER ENERGY FUELS-BANGOR

By: 
Michael T. Shea
Its President
Hereunto Duly Authorized

STATE OF MAINE
CUMBERLAND, ss.

February 13, 2012

Then personally appeared the above-named Michael T Shea and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Name: CAROLANNE J. AUSTIN
Notary Public
Maine Attorney-at-Law

6

EXHIBIT A

**Webber Energy Fuels-Bangor
To
Dead River Company EAT, LLC
Somerset County**

MADISON - 500 Lakewood Road (Route 201 and Route 148)

A certain lot or parcel of land with the buildings thereon situated in said Madison, Somerset County, Maine, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the southerly line of Route No. 148 at a point one hundred feet two inches (100' 2") westerly of an "ESSO" signpost and one hundred sixty (160') feet northwesterly of the northwesterly corner of the concrete foundation of the filling station building located on the within described premises and one hundred ninety-five feet two inches (195' 2") northwesterly of the southwesterly corner of the foundation of said building; thence easterly along the southerly line of Route No. 148 to the westerly line of Route No. 201; thence southerly along the westerly line of Route No. 201 to the northeast corner of land now or formerly of Neal Holden; thence again southerly by the westerly line of land of said Holden to an iron pipe driven into the ground and located seventy-one feet eight inches (71' 8") southerly of another "ESSO" signpost and one hundred thirty-six feet three inches (136' 3") southerly of the southeast corner of the concrete foundation of said building; thence westerly in a direct line a distance of one hundred seventy-four feet eight inches (174' 8") to another iron pipe driven into the ground and located one hundred eighteen feet two inches (118' 2") southwestly of the southwestly corner of the foundation of said building and one hundred forty-seven feet ten inches (147' 10") southwestly of the northwesterly corner of the foundation of said building; thence northerly a distance of two hundred twenty-four feet five inches (224' 5") to the iron pipe at the point of beginning.

Being the same premises described in a deed from L.A. and D.W. Hoskins, Inc. to Hoskins Oil, Inc., dated March 25, 1968, recorded in Somerset County Registry of Deeds in Book 788, Page 644.

Also, all right title and interest in and to the premises described as follows, being a description based on a survey of the above-described parcel:

A certain lot or parcel of land with the improvements thereon situated at the corner of Route 201 and Route 148 in the Town of Madison, County of Somerset, State of Maine bounded and described as follows:

Beginning at a #4 rebar found in the southwesterly line of Route #201, a.k.a. Lakewood Road, said rebar defining the northerly corner of land described in deed of Normande L. Redmond to Charles A. Robbins, Jr. and Tammy E. Robbins dated October 26, 1993 recorded in Somerset Registry of Deeds Volume 1944, Page 205, said lot being shown on a Standard Boundary Survey and Final Subdivision Plan, Bubbling Springs Subdivision, Madison, Somerset County, Maine dated February 26, 1996 recorded in Plan File B-96, Page 46, said rebar also defining the most easterly corner of land of Crossroads Bible Church And Christian Ministries as described in Volume 1488, Page 327; thence along land of said Crossroads Bible Church And Christian Ministries, South 74 degrees 28 minutes 27 seconds West 180.92 feet to a 1 1/2 inch iron pipe found; thence continuing along land of said Crossroads Bible Church And Christian Ministries, North 38 degrees 40 minutes 49 seconds West 219.04 feet to a #6 rebar set in the southerly line of Route #148, a.k.a. White School House Road; thence by and along said road line, North 84 degrees 17 minutes 34 seconds East 203.47 feet to a railroad spike set at the intersection of said Route #148 with the southwesterly line of said Route #201; thence by and along said Route #201, South 37 degrees 17 minutes 30 seconds East 179.50 feet to the #4 rebar found and the point of beginning.

Bearings are oriented to the bearings shown on Final Subdivision Plan, Bubbling Springs Subdivision, Madison, Somerset County, Maine dated February 26, 1996 recorded in Plan File B-96, Page 46. The above description is based on a survey by Richard Perry-Land Surveyors of Bangor, Maine.

The above described property in Madison is SUBJECT TO the following

- a) Land acquired by the State Highway Commission of the State of Maine by Notice of Taking/Condemnation, dated July 11, 1956, recorded in Book 575, Page 383.
- b) Easement from Hoskins Oil, Inc. to Central Maine Power Company, dated October 13, 1972, recorded in Book 824, Page 410.
- c) Rights acquired by the State of Maine, Department of Transportation, by Notice of Layout and Taking, dated February 24, 1981, recorded in Book 977, Page 31.
- d) Easement from Hoskins Oil, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company, recorded October 4, 1991, in Book 1729, Page 14.
- e) Rights acquired by the State of Maine, Department of Transportation, by Notice of Layout and Taking, dated August 15, 2011 and recorded in Book 4435, Page 223

For source of title, reference is made to the deed from L. A. and D. W. Hoskins, Inc., to Hoskins Oil, Inc., dated March 25, 1968, recorded in Somerset County Registry of Deeds in Book 778, Page 644. Webber Energy Fuels-Bangor is the survivor by merger with Hoskins Oil, Inc..

effective December 22, 2000, as evidenced by Certificate of Merger recorded in Book 2758, Page 26 of the Somerset County Registry of Deeds.

PITTSFIELD - 235 Hunnewell Avenue

The land, together with any buildings thereon, in Pittsfield, Somerset County, Maine described as follows:

FIRST PARCEL

Being Lot No. 26 on a plan of house lots of land formerly of William R. Hunnewell in said Pittsfield, surveyed by Turner Buswell on March 23, 1890, which plan is recorded in Somerset Registry of Deeds in Book 215, Page 408. Said premises being bounded Northerly by Hunnewell Avenue and Southerly by the Maine Central Railroad Company right-of-way.

SECOND PARCEL

1 The Westerly one-half of Lot No. 24 on a Plan of house lots on land formerly of William R. Hunnewell, surveyed by Turner Buswell on March 23, 1890, which plan is recorded in Somerset County Registry of Deeds in Book 215, Page 408 and being part of the premises conveyed by deed of Lyle R. McCrillis dated August 29, 1946, and recorded in said registry in Book 498, Page 475.

2 Being the whole of Lot No. 25 on a plan of house lots of land formerly of William R. Hunnewell, surveyed by Turner Buswell on March 23, 1890 which plan is recorded in Somerset County Registry of Deeds in Book 215, Page 408. Being the same premises conveyed to Wallace G. Percival by deed of Ralph L. Cianchette dated October 28, 1948 and recorded in said registry in Book 513, Page 414.

THIRD PARCEL

Beginning at the Southeasterly corner of Lot #23 on a plan of house lots on land formerly of William R. Hunnewell, Pittsfield, Maine, surveyed by Turner Buswell, March 23, 1890, which Plan is recorded in the Somerset County Registry of Deeds in Book 215, Page 408; thence in a Northwesterly direction along the Southerly line of said Lot #23, sixty-six feet (66') to the Southwest corner of said lot; thence continuing in the same direction thirty-three feet (33') along the Southern line of Lot #24 on said Plan; thence turning at a right angle and proceeding forty-one feet (41') in a Northeasterly direction to a point, thence turning at a right angle and proceeding in a Southeasterly direction ninety-nine feet (99') through Lot #24 and #23 to the Easterly line of said Lot #23; thence in a Southwesterly direction along the Easterly line of said Lot #23 forty-one feet (41') to the point of beginning.

TOGETHER WITH the right to pass and repass over the property described in the Easement Deed from George C. Moody and Leola M. Moody to Webber Energy Fuels-Bangor dated February 13, 2002 and recorded in Book 2916, Page 307.

EXCEPTING from the above described premises, the land described in the deed from Webber Energy Fuels-Bangor to George C. Moody and Leola M. Moody dated February 6, 2002 and recorded in Book 2916, Page 309.

For source of title, reference is made to the following: (i) Deed from George C. Moody and Leola M. Moody to Staples Oil Company dated September 1, 1987, recorded in Book 1373, Page 256 of the Somerset County Registry of Deeds; and (ii) Deed from Pittsfield Coal & Oil Company, Inc. to Staples Oil Company, dated September 1, 1987, recorded in Book 1373, Page 258 of the Somerset County Registry of Deeds. Webber Energy Fuels-Bangor is the survivor by merger with Staples Oil Company, effective December 22, 2000, as evidenced by Certificate of Merger recorded in Book 2758, Page 26 of the Somerset County Registry of Deeds.

SKOWHEGAN - 85 Waterville Road

A certain lot or parcel of land with the improvements thereon, situated on the southwesterly side of East Front Street (a.k.a. Route 201), in the Town of Skowhegan, County of Somerset, State of Maine bounded and described as follows

Beginning at a found rebar set in the southeasterly line of Pratt Street, said rebar set at and defining the westerly corner of land described in deed of Somerset Oil Company to Webber Oil Company, dated July 10, 1978, recorded in Somerset County Registry of Deeds Volume 895, Page 485;

thence Southeasterly, along the southwesterly sideline of said Webber Oil Company land, 109.5 feet to the remaining land of Webber Oil Company.

thence Northeasterly, and parallel with the northwesterly line of South Factory Street, 203 feet, more or less, to the southwesterly sideline of East Front Street (a.k.a. Route 201), said sideline being described in a Maine Department of Transportation Notice of Layout and Taking recorded in Volume 1330, Page 266;

thence Northwesterly by varying courses, along the southwesterly sideline of East Front Street, 109 feet, more or less, to the southeasterly sideline of Pratt Street;

thence Southwesterly, along the southeasterly sideline of Pratt Street, 207 feet, more or less, to the found rebar at the Point of Beginning

Containing within the above described lines 0.5± acre

The above described lot is the westerly portion of the land described in deed of Somerset Oil Company to Webber Oil Company, dated July 10, 1978, recorded in Volume 895, Page 485 at the Somerset County Registry of Deeds.

TOGETHER WITH an easement for ingress and egress, and right of way maintenance reserved by Webber Energy Fuels - Bangor in its deed to Harmaney Realty Limited Partnership dated August 30, 2001 and recorded in Volume 2856, Page 28 of the Somerset County Registry of Deeds

EXCEPTING from the above described premises, the land taken by the State of Maine, Department of Transportation, by Notice of Layout and Taking, dated March 10, 1987 and recorded in Book 1330, Page 266.

The above referenced property in Skowhegan is SUBJECT TO the following:

- a) Rights and easements conveyed by Webber Energy Fuels-Bangor to Harmaney Realty Limited Partnership as described in the deed dated August 30, 2001 and recorded in Book 2856, Page 28
- b) Easement for ingress and egress and right of way maintenance granted by Webber Energy Fuels- Bangor to Harmaney Realty Limited Partnership by deed dated August 30, 2001 and recorded in Book 2856, Page 28.

For source of title, reference is made to the deed from Webber Oil Company to Webber Energy Fuels-Bangor dated August 30, 2001 and recorded in Book 2856, Page 24 of the Somerset County Registry of Deeds.

Received
Recorder Register of Deeds
Feb 16, 2012 01:37P
Somerset County
Diane M. Leduc

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates: ●

235 Hunnewell Avenue, Pittsfield, Maine

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for PITTSFIELD, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=230127&communityName=PITTSFIELD, TOWN OF#searchresultsanchor>)

The flood map for the selected area is number **2301270005C**, effective on **1/19/1996**

MAP IMAGE



<https://msc.fema.gov/portal/viewProduct?productID=2301270005C>



https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=2301270005C

Changes to this FIRM ●

- Revisions (0)
- Amendments (20)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.



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Official website of the Department of Homeland Security