

PROPERTY LOCATED AT: Map 36, Lot 13 Off Ridge Road, Fairfield, ME 04937**PROPERTY DISCLOSURE – LAND ONLY**

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 – 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 your property? ..... ☐ Yes ☒ No ☐ UnknownIf Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ UnknownAre tanks registered with DEP?..... ☐ Yes ☐ No ☐ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/AWhat materials are, or were, stored in the tank(s): N/AHave you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ UnknownComments: No known underground storage tanks on property, current or previously existing.Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL:..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ UnknownMETHAMPHETAMINE:..... ☐ Yes ☒ No ☐ UnknownComments: No known hazardous materials on the property, current or previously existing.Source of information: Seller**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

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

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Seller Initials JS

PROPERTY LOCATED AT: Map 36, Lot 13 Off Ridge Road, Fairfield, ME 04937**SECTION II — 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: Access to property is via undeveloped right of way.

Source of information: Seller & Public Record

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? Owner will be responsible to develop and maintain ROW

Road Association Name (if known): N/A

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: Current Zoning is Industrial / Residential

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

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Seller Initials

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PROPERTY LOCATED AT: Map 36, Lot 13 Off Ridge Road, Fairfield, ME 04937

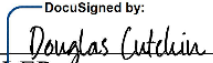
ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

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:  
  
 SELLER 1175642F1F458... 6/29/2024  
 DATE

**Fair-Fields Associates**

DocuSigned by:  
  
 SELLER E34479CF0A3468... 6/27/2024  
 DATE

DocuSigned by:  
  
 SELLER RD39D26D57934DC... 6/28/2024  
 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 \_\_\_\_\_



## PROPERTY DISCLOSURE 2024 ADDENDUM (Flood Hazard)

**For Property Located At:** Map 36, Lot 13 Off Ridge Road, Fairfield, ME 04937

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: \_\_\_\_\_

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

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Seller Initials

Initial  
RB

**For Property Located At: Map 36, Lot 13 Off Ridge Road, 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: \_\_\_\_\_ 8/9/2024  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Fair-Fields Associates**

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

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_



