

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: **Lot #4 - Pleasant Coves Rd, New Vineyard, ME 04983**

#2717

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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

## SECTION I HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:  
 Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown  
 IF YES: Are tanks in current use?  Yes  No  
 IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Have you experienced any problems such as leakage? \_\_\_\_\_  
 Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
 Comments: \_\_\_\_\_
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):  
 Yes  No  Unknown  
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?  Yes  No

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

## SECTION II GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property?  Yes  No  Unknown  
 IF YES: Explain: **Shoreland Zoning, Resource Protection, Restrictive Covenants, Road Assoc**  
 What is your source of information: \_\_\_\_\_
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?  Yes  No  Unknown  
 IF YES: Explain: **Lot is in both Shoreland and Resource Protection Zones**  
 What is your source of information: **State and Local Zoning and Subdivision Documents.**
- Is the subject property the result of a division of property within the last five years (for example, subdivision)?  Yes  No  Unknown  
 IF YES: Explain: \_\_\_\_\_  
 What is your source of information: \_\_\_\_\_
- Are you receiving a tax exemption or reduction 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: \_\_\_\_\_
- Has property ever been soil tested?  Yes  No  Unknown If YES, are the results available?  Yes  No  
 Are mobile/manufactured homes allowed?  Yes  No  Unknown Are modular homes allowed?  Yes  No  
 Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No  
 ATTACHMENTS:  Yes  No
- Additional Information: **Lots are subject to Phosphorus Buffer Zones (see shaded areas on approved plan) and Restrictions as noted on said plan.**

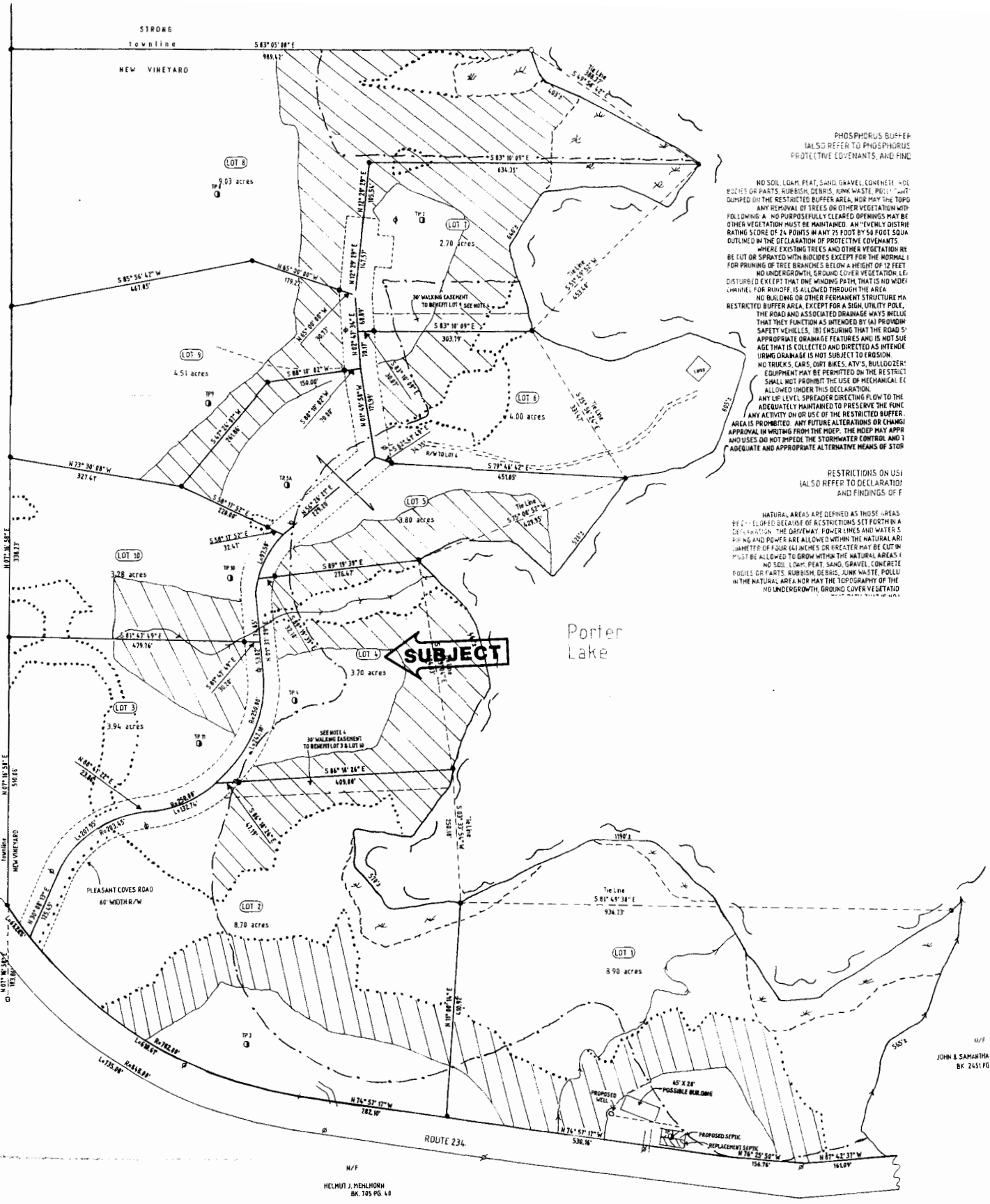
Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
**SMK Development, LLC**

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 \_\_\_\_\_





PHOSPHORUS BUFFER  
 ALSO REFER TO PHOSPHORUS  
 PROTECTIVE COVENANTS, AND FIND

NO SOIL, LOAM, PEAT, SAND, GRAVEL, CONCRETE, ROCKS OR PARTS, RUBBISH, DEBRIS, JUNK WASTE, POLLUTANT DUMPED ON THE RESTRICTED BUFFER AREA, NOR MAY THE TOPOG  
 ANY REMOVAL OF TREES OR OTHER VEGETATION WITH  
 FOLLOWING: A. NO PURPOSEFULLY CLEARED OPENINGS MAY BE  
 OTHER VEGETATION MUST BE MAINTAINED. AN "EVENLY DISTRIB  
 RATING SCORE OF 24 POINTS IN ANY 25 FOOT BY 50 FOOT SQUA  
 OUTLINED IN THE DECLARATION OF PROTECTIVE COVENANTS  
 WHERE EXISTING TREES AND OTHER VEGETATION BE  
 BE CUT OR SPRAYED WITH BIODEGRADABLES EXCEPT FOR THE NORMAL I  
 FOR PRUNING OF TREE BRANCHES BELOW A HEIGHT OF 12 FEET  
 NO UNDERGROWTH, GROUND COVER VEGETATION, I.E.  
 DISTURBED EXCEPT THAT ONE WINDING PATH, THAT IS NO WIDE  
 CHANNEL FOR RUNOFF IS ALLOWED THROUGH THE AREA  
 NO BUILDING OR OTHER PERMANENT STRUCTURE OR  
 RESTRICTED BUFFER AREA, EXCEPT FOR A SIGN, UTILITY POLE,  
 THE ROAD AND ASSOCIATED DRAINAGE WAYS INCL  
 THAT THEY FUNCTION AS INTENDED BY (A) PROVIDING  
 SAFETY VEHICLES, (B) ENSURING THAT THE ROAD IS  
 APPROPRIATE DRAINAGE FEATURES AND IS NOT USE  
 AGE THAT IS COLLECTED AND DIRECTED AS INTENDE  
 DRAINAGE IS NOT SUBJECT TO EROSION  
 NO TRUCKS, CARS, DIRT BIKES, ATVs, BULLDOZERS,  
 EQUIPMENT MAY BE PERMITTED ON THE RESTRICT  
 SHALL NOT PROHIBIT THE USE OF MECHANICAL ETC  
 ALLOWED UNDER THIS DECLARATION  
 ANY LEVEL SPREADER DIRECTING FLOW TO THE  
 ADEQUATELY MAINTAINED TO PRESERVE THE FUNC  
 ANY ACTIVITY ON OR USE OF THE RESTRICTED BU  
 AREA IS PROHIBITED. ANY FUTURE ALTERATIONS OR CHANG  
 APPROVAL IN WRITING FROM THE HOA. THE HOA MAY APPR  
 AND USES DO NOT IMPED THE STORMWATER CONTROL AND I  
 ADEQUATE AND APPROPRIATE ALTERNATIVE MEANS OF STOR

RESTRICTIONS ON USE  
 ALSO REFER TO DECLARATION  
 AND FINDINGS OF F

NATURAL AREAS ARE DEFINED AS THOSE AREAS  
 BEYOND BECAUSE OF RESTRICTIONS SET FORTH IN A  
 DECLARATION. THE ORIGINAL POWER LINES AND WATER S  
 PILING AND POWER ARE ALLOWED WITHIN THE NATURAL ARE  
 DIAMETER OF FOUR (4) INCHES OR GREATER MAY BE CUT IN  
 MUST BE ALLOWED TO GROW WITHIN THE NATURAL AREAS I  
 NO SOIL, LOAM, PEAT, SAND, GRAVEL, CONCRETE  
 ROCKS OR PARTS, RUBBISH, DEBRIS, JUNK WASTE, POLLU  
 IN THE NATURAL AREA NOR MAY THE TOPOGRAPHY OF THE  
 NO UNDERGROWTH, GROUND COVER VEGETATION

**SUBJECT**

Porter  
 Lake

N/F  
 RAYMOND MCKENNEY  
 BK. 2144 PG. 130

N/F  
 REBECCA ATWOOD  
 BK. 1462 PG. 236

N/F  
 JOHN & SAMANTHA  
 BK. 2451 PG.

N/F  
 HELMUT J. MEHLHORN  
 BK. 705 PG. 48