



SELLER'S 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 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.

PROPERTY LOCATED AT: 50 Robbins Road, Belfast,

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal n/a ☐ Unknown
☐ Drilled ☐ Dug ☐ Other n/a

MAINTENANCE: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump: ☐ Yes ☐ No ☐ N/A 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? city water

• If PRIVATE:
INSTALLATION: Location: n/a
Installed BY: city water DATE of Installation: city water
What is the source of your information: n/a
USE: Number of Persons currently using system? n/a
Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

COMMENTS: city water

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi-Public ☐ Unknown

• If PUBLIC OR QUASI-PUBLIC:
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
What steps were taken to remedy the problem? city sewer

• If PRIVATE:
TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: _____
Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: city sewer OR ☐ Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: n/a
Date Last Pumped: _____ Have you experienced any malfunctions? ☐ Yes ☐ No
If yes, give the date and describe the problem: n/a city sewer

LEACH FIELD: ☐ Yes ☐ No ☐ Unknown
If YES: Location: city sewer
Date of installation of leach field: _____ Installed by: _____
Date of Last Servicing: _____ Name of Service Company: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
If yes, give the date and describe the problem & what steps were taken to remedy: city sewer

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? ☐ Yes ☐ No
If YES, is it available? _____

SOURCE OF INFORMATION: n/a

COMMENTS: n/a

IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☐ No ☐ Unknown
Is System located in a Coastal Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>HWBB</u>	<u>Monitor Heater</u>		
Age of system(s)/source(s)	<u>1993</u>	<u>1999</u>		
Name of company that services system(s)/source(s)	<u>Consumer's Fuel</u>			
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/ source(s) within past 2 years	<u>N/A</u>			
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownSleeved: ☐ Yes ☐ NoChimney(s) Lined: ☐ Yes ☐ No ☐ Unknown

Age: _____

Last Cleaned: _____

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ UnknownHas chimney been inspected? ☐ Yes ☐ No ☐ Unknown; If Yes, when: _____

COMMENTS: _____

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

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 ☐ UnknownIf YES: Are tanks in current use? ☐ Yes ☐ NoIf NO above: How long have tank(s) been out of service? n/aWhat materials are, or were, stored in the tank(s)? n/a

Age of tank(s): _____ Size of tank(s): _____

Location: n/a n/aHave you experienced any problems such as leakage? n/aAre tanks registered with the Dept. of Environmental Protection? ☐ Yes ☐ No ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ UnknownComments: n/a**B. ASBESTOS - Current or previously existing:**• as insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown• in the siding? ☐ Yes ☒ No ☐ Unknown• in flooring tiles? ☐ Yes ☒ No ☐ Unknown• in the roofing shingles? ☐ Yes ☐ No ☐ Unknown

• other: _____

If YES: Source of information: builderCOMMENTS: n/a**C. RADON/AIR - Current or previously existing:**Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: _____

By: _____

Results: _____ If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ No Results & Comments: _____**D. RADON/WATER - Current or previously existing:**Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If YES: Date: _____

By: city water

Results: _____ If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ UnknownAre test results available? ☐ Yes ☐ No Results & Comments: _____**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)**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 ageIf YES, describe location and the basis for the determination: n/aDo you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? ☐ Yes ☒ NoIf YES, describe: n/aAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☐ NoCOMMENTS: n/a

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Seller(s) Initials EV 82

PROPERTY LOCATED AT 50 Robbins Road, Belfast,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown OTHER: _____
LAND FILL: ☐ Yes ☒ No ☐ Unknown
RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

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

SECTION V. 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 way, private road/homeowner associations or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

IF YES: Explain: _____
What is your source of information: _____

Are there any tax exemption or reduction 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: Homestead EX

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

Year Built: 1993 What year did Seller purchase property? _____

Roof: Year Built - Structure: 1993 Year Shingles Installed: 1993

Moisture or leakage: no
Comments: n/a

Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____
Moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____
Knowledge of prior moisture or leakage: ☐ Yes ☒ No ☐ Unknown Comments: _____

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown If YES, are test results available? ☐ Yes ☐ No

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

Has the property been surveyed? ☐ Yes ☐ No ☐ Unknown If YES, is the survey available? ☐ Yes ☐ No

Manufactured Housing: Mobile Home - ☐ Yes ☐ No Modular: ☐ Yes ☐ No

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

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

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

SECTION VI. ADDITIONAL INFORMATION

Broken Owned

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.

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.

Eldon Loblein SELLER DATE: _____
Eldon L Loblein
Kathy Loblein SELLER DATE: _____
Kathy M Loblein

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: _____

04374

QUITCLAIM DEED WITH COVENANTS

I, LINDA S. LEWIS, of Belfast, County of Waldo, State of Maine, for consideration paid, grant to ELDON LOBLEIN and KATHY M. LOBLEIN, of Belfast, County of Waldo, State of Maine and whose mailing address is: Jackson Avenue, Belfast, Maine 04915, as Joint Tenants, with Quitclaim Covenants, a certain lot or parcel of land, together with any buildings thereon, situated in BELFAST County of Waldo, State of Maine, and more particularly bounded and described in 1992 as follows, to wit:

"A certain lot or parcel of land situated on the southerly side of the Robbins Road, so called, (also known as the Shore Road), bounded and described as follows, to wit:

"Beginning at a point in the southwesterly bound of said Robbins Road and in the generally westerly line of land now or formerly of Perley and Phyllis Hustus as described in Book 744, Page 326, of the Waldo County Registry of Deeds; thence northwesterly in the southwesterly bound of said Road to the easterly line of the land now of formerly of Glendon and Alice Robbins; thence in a generally southwesterly direction and in the southeasterly bound of said Robbins land to the shore of the Passagassawakeag River at the high water mark; thence southerly and southeasterly along said shore at high water mark to the westerly bound of land now or formerly of Perley and Phyllis Hustus; thence northeasterly in the northwesterly line of the land of said Hustus to the southerly bound of said Robbins Road at the point of beginning.

"Also hereby conveying all of the within grantors' right, title and interest in and to the flats, so called, being the land contiguous with the above described parcel of land lying between high and low water mark."

MEANING AND INTENDING to convey and hereby conveying the same premises as above described in a Quitclaim Deed with Covenant given by Michael I. Lewis and Linda S. Lewis to Linda S. Lewis dated January 28, 1992 and recorded in the Waldo County Registry of Deeds in Book 1264, Page 083. See also Quitclaim Deed with Covenant given by Jonathan L. Robbins to Maurice W. Darres and Michael I. Lewis dated March 7, 1988 and recorded in said Registry in Book 1017, Page 65; for further reference, see also deed given by Michael I. Lewis and Maurice W. Darres to Michael I. Lewis and Linda S. Lewis dated July 20, 1990 and recorded in said Registry in Book 1172, Page 47.

Waldo Real Estate Transfer Tax Paid

WITNESS my hand and seal this 20th day of May, 1992.

SIGNED, SEALED and DELIVERED
in the presence of:

[Signature] Linda S. Lewis
Witness Linda S. Lewis

STATE OF MAINE
COUNTY OF WALDO, SS.

20 May, 1992

Then personally appeared the above named Linda S. Lewis
and acknowledged the foregoing instrument to be her free act
and deed.

Before me,

[Signature]
Notary Public

Print/Type Name

PAUL L. HAZARD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 2, 1994

RECEIVED WALDO SS.

1992 MAY 21 AM 9:39

ATTEST: Deloris Page
REGISTER OF DEEDS

BLAKE B. HAZARD
ATTORNEY AT LAW
21 HIGH STREET
BOSTON, MAINE 02114



107 Main Street
Belfast, ME 04915
Phone (207) 338-6800



Notification to Buyers Acreage/Structure Size

Realty of Maine makes no representation considering any location of the boundaries of the property which you are considering purchasing, nor its dimensions or acreage or the size or dimensions of any structure located thereon. If any of these issues are important to you evaluating your desire to purchase the property and that information is not readily available then Realty of Maine recommends that you consider the employment of a surveyor or architect to advise you.

Thank You,

Realty of Maine

Buyers (Signature)

Date

Buyer: (Printed Name)

Date

HOME INSPECTIONS

WHY YOU SHOULD OBTAIN ONE

As a prospective home buyer are you sophisticated in identifying problem areas in your potential new home? Most of us are not knowledgeable in identifying potential problem areas. You are in the process of making a very large investment, maybe the largest investment you'll ever make. For just a small investment now you may save substantial money in the future. Can you afford to not have a professional home inspector survey the premises for the integrity of the internal and external components of the dwelling?

Here are a few areas that home inspectors look at:

Structural:

Many home inspection organizations have set standards on certain areas of the home that the home inspector looks at to determine the integrity of the essential internal and external structural components. Home inspectors are not structural engineers but can identify visual defects in these areas requiring immediate repairs.

Electrical:

Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?

Plumbing:

Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?

Built-In appliances:

Are they functioning properly?

Safety Hazards:

Home Inspectors are not environmental specialists, but they can identify many safety hazards or dangerous conditions.

Miscellaneous: Other items may or may not be included in a standard home inspection. Some of these may be: septic systems, roofs, drainage problems, wood decks, patios or other exterior structures. Be sure and verify which, if any, of these items are included in your home inspection.

Normally Not Included: termite, geological or land subsidence surveys and environmental or pollution inspections which should be completed separately for your own protection.

Home inspectors provide a unique customer service in identifying existing problems, should there be any, and assisting in promoting and facilitating communication with the home seller. There are many home inspection companies to choose from. Attached is a list of a few in this area that you may want to contact.

WE RECOMMEND YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION. .

Please acknowledge our recommendation for you to obtain an independent home inspection.

Signature: _____ Date: _____