

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.

52 White Birch Lane, Unit #14

PROPERTY LOCATED AT: Sandy River Plt,

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other Association maintained

MALFUNCTIONS: 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: ☐ 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? _____

• IF PRIVATE:

INSTALLATION: Location: maintain by Association

Installed BY: unknown

DATE of Installation: unknown

USE: Number of Persons currently using system? _____

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

COMMENTS:

Source of SECTION I information: owner and previous disclosure

SECTION II. WASTE WATER DISPOSAL

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

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? ☐ Yes ☒ No If yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: maintained by Association

Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: _____

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

Location: _____ OR ☐ Unknown Date of Installation: _____

Date Last Pumped: _____ Name of Company Pumping Tank: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: _____ Name of Company Servicing Tank: _____

LEACH FIELD: ☒ Yes ☐ No ☐ Unknown

IF YES: Location: maintained by Association

Date of installation of leach field: unknown Installed by: unknown

Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

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? _____

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

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

COMMENTS:

Source of SECTION II information: owner

2018

Page 1 of 3 - SPD

Seller(s) Initials DS CB

Buyer(s) Initials _____

Allied Realty, P.O. Box 1202 Rangeley ME 4970

Mark Schoenthaler

Phone: (207)864-3900

Fax: 207 474 2037

Kuhn - 14 White

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PROPERTY LOCATED AT **52 White Birch Lane, Unit #14, Sandy River Plt,****SECTION III. HEATING SYSTEM(S)/SOURCES(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	propane direct vent	electric	woodstove	
Age of system(s)/source(s)	unknown			
Name of company that services system(s)/source(s)	Blue Flame			
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				
Other pertinent information				

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown Are any buried? ☐ Yes ☒ No ☐ Unknown Are all sleeved? ☐ Yes ☐ No ☐ UnknownChimney(s): ☐ Yes ☒ No If yes, lined: ☒ Yes ☐ No ☐ Unknown Last Cleaned: _____Is more than one heat source vented through one flue? ☒ Yes ☐ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney been inspected? ☐ Yes ☐ No ☒ Unknown; If Yes, when: _____Direct/Power Vent: ☐ Yes ☐ No ☐ Unknown

COMMENTS: _____

Source of SECTION III information: **owner and previous disclosure****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 ☐ No ☐ Unknown

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 ☐ UnknownIf tanks are no longer in use, have tanks been abandoned according to D.E.P.? ☐ Yes ☐ No ☐ Unknown

COMMENTS: _____

Source of information: _____

B. ASBESTOS - Current or previously existing:• as insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown Ceilings? ☐ Yes ☒ No ☐ Unknown• in the siding? ☐ Yes ☒ No ☐ Unknown • in the roofing shingles? ☐ Yes ☒ No ☐ Unknown• in flooring tiles? ☐ Yes ☒ No ☐ Unknown • other: _____ ☐ Yes ☐ No ☐ Unknown

COMMENTS: _____

Source of information: _____

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: _____

Source of information: _____

D. RADON/WATER - 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: _____

Source of information: _____

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: ☐ Yes ☒ No

IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

COMMENTS: _____

Source of information: _____

PROPERTY LOCATED AT **52 White Birch Lane, Unit #14, Sandy River Plt,****F. OTHER HAZARDOUS MATERIALS - Current or previously existing:**TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

OTHER: _____

LAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownSource of information: **owner and previous disclosure****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 (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ UnknownIf YES: Explain: **Owners Association and restrictive covenants**Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? **ROA**What is your source of information: **owners and deed**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 ☐ UnknownIf YES: Explain: _____ Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown• Is this house currently covered by a flood insurance policy? (not a determination of flood zone) ☐ Yes ☒ No ☐ Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: _____

• Year Principal Structure Built: **1974**What year did Seller acquire property? **04/11**

• Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____• Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown Comments: _____• Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ If YES, are test results available? ☐ Yes ☐ No• Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, is the survey available? ☒ Yes ☐ No• Manufactured Housing: Mobile Home - ☐ Yes ☒ No ☐ Unknown Modular - ☐ Yes ☐ No ☐ Unknown

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

Source of SECTION V information: **owner and previous disclosure**

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**

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.

1/31/2018

SELLER

DATE

Jerald C Kuhn**1/31/2018**

DATE

SELLER

Celine B Kuhn

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

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Page 3 of 3 - SPD



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Jerald C Kuhn, Celine B Kuhn (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 52 White Birch Lane, Unit #14, Sandy River Plt,

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 (check one)

(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

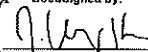
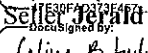
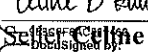
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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.

	1/31/2018
Seller <u>Jerald C Kuhn</u>	Date
	1/31/2018
Seller <u>Celine B Kuhn</u>	Date
	1/31/2018
Agent <u>Mark Schoenthaler</u>	Date

Buyer	Date
Buyer	Date
Agent	Date



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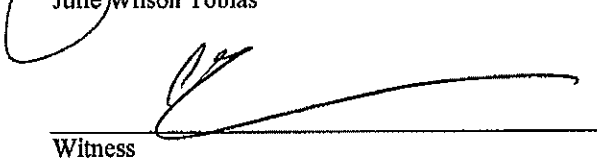
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Jay Scott Tobias and Julie Wilson Tobias of 61 Greely Road Yarmouth, ME for consideration paid grants to Jerald C Kuhn and Celine B Kuhn of 670 Princes Point Road, Yarmouth, Maine with WARRANTY COVENANTS, as joint tenants, the premises in the Town of Sandy River Plantation, County of Franklin and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Jay Scott Tobias and Julie Wilson Tobias has caused this instrument to be signed this 30th of March 2011.

Maine Real Estate
Transfer Tax Paid

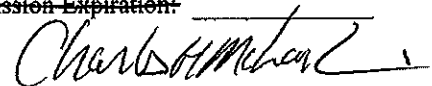

Jay Scott Tobias

Julie Wilson Tobias

Witness

State of Maine
County of Cumberland

Then personally appeared before me this 30th day of March, 2011 the said Jay Scott Tobias and Julie Wilson Tobias and acknowledged the foregoing to be his/her/their voluntary act and deed.


Notary Public/Maine Attorney at Law
~~Commission Expiration:~~



File Number: 11-0574

EXHIBIT "A"**LEGAL DESCRIPTION**

Unit 14 in Building 6 of the Big Rangeley Phase I, Saddleback Village Condominium, situated in the Township of Sandy River Plantation, County of Franklin and State of Maine, as shown on a Survey entitled "Plan of Tracts I Showing Location of Condominium Units at Saddleback Village, Sandy River Plantation, Franklin County, Maine", dated February 1974, made by SLF, Inc. and certified by John M. Pickett, Registered Land Surveyor, and Floor Plan consisting of six (6) pages by Acorn Structures, Inc. as certified by William Dickson, Registered Architect, entitles "Saddleback Condominiums, Cluster 1350", which survey and Floor Plan are recorded in the Franklin County Registry of Deeds in Unit Ownership File BRP#1, being Condominium units subject to and with the benefit of the Declaration of Condominium establishing Big Rangeley Phase I, Saddleback Village Condominium, dated October 19, 1973 and recorded in said Registry of Deeds in Book 477, Page 79, which Declaration has been made pursuant to the Unit Ownership Act of the State of Maine, now Chapter 10 of Title 33 of the Maine Revised Statutes of 1964, as amended; including within this conveyance the respective percentage interest in condominium common facilities and areas, as more fully described in said Declaration; this conveyance is made subject to but with the benefit of easements and rights of way, as set forth or referred to in said Declaration.

The percentage of undivided interest appertaining to said Unit in the Condominium common facilities and areas is 5%.

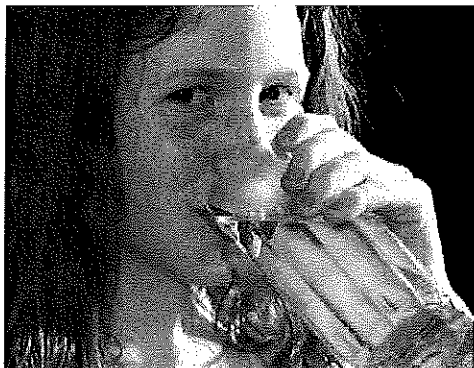
Said premises are hereby conveyed subject to the covenants and agreements for the benefit of Big Rangeley Corporation set forth in deed from Big Rangeley Corporation to Mary Lou Madsen dated April 11, 1974 and recorded in the Franklin County Registry of Deeds in Book 477, page 137, as modified in Amendment to Declaration of Condominium, Big Rangeley Phase I, Saddleback Village dated March 12, 2004 and recorded in the Franklin County Registry of Deeds in Book 2424, Page 271.

Being the same premises conveyed to the Grantors herein by deed from Mary Lou Madsen and Robert A. Madsen dated 04/11/2008 and recorded in the Franklin County Registry of Deeds in Book 3019 Page 72.

FRANKLIN COUNTY
Susan A. Black
 Register of Deeds

*Rec: CM/McLaughlin
 Env.*

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



July 2012



Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
[www.maine.gov/dhhs/
eohp](http://www.maine.gov/dhhs/eohp)

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.