

QUITCLAIM DEED - CORPORATION

It, PARALLEL 45 CORPORATION, a Rhode Island corporation situated in Providence, County of Providence and State of Rhode Island, whose mailing address is in care of Davis, Kilmarx, Swan & Bowling, LLP, 101 Dyer Street, Providence, Rhode Island, 02903, for consideration paid, hereby grants to CAMP RANGELEY, LLC, a limited liability company duly established under the laws of the State of Maine, whose mailing address is in care of The Brass Center, 248 East 58th Street, New York, New York, 10022, with QUIT-CLAIM Covenants, certain lots or parcels of land, with buildings thereon, located in Rangeley, County of Franklin and State of Maine, bounded and described as follows; to wit:

See Exhibit A Attached hereto.

In Witness Whereof, the said Parallel 45 Corporation has caused this instrument to be signed in its corporate name by PATRICIA L. SYLVESTER, Its SECRETARY officer, duly authorized, this 27th day of May, 2004.

Lisa A. Cody  
Witness

PARALLEL 45 CORPORATION  
By Patricia L. Sylvester  
Type of Print PATRICIA L. SYLVESTER  
Its SECRETARY  
Duly Authorized

State of Rhode Island  
County of Providence May 27, 2004

Personally appeared the above named Patricia L. Sylvester, Secretary (office) of said corporation aforesaid and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said corporation.

Before me,

Lisa A. Cody  
Notary Public - Attorney at Law  
LISA A. CODY  
Type or Print Name

Exp 4-17-2006

(Seal)

SEAL

Maine Real Estate  
Transfer Tax Paid

## 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.**

**248 Dodge Pond Road lots 1,2,3,4,5,7,8,9,10,11,12**

**PROPERTY LOCATED AT: Rangeley,**

### SECTION I. WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown  
☒ Drilled ☐ Dug ☐ Other \_\_\_\_\_

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: \_\_\_\_\_ 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? \_\_\_\_\_

• IF PRIVATE:

INSTALLATION: Location: located on west boundry line

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: There are 3 cabins on the property

Source of SECTION I information: owner

### 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: \_\_\_\_\_

Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_

Location: back of cabin 1 OR ☐ Unknown Date of Installation: \_\_\_\_\_

Date Last Pumped: unknown 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: unknown Name of Company Servicing Tank: \_\_\_\_\_

LEACH FIELD: \_\_\_\_\_ ☒ Yes ☐ No ☐ Unknown

IF YES: Location: back of cabin 1

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

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 MS Buyer(s) Initials \_\_\_\_\_

PROPERTY LOCATED AT 248 Dodge Pond Road lots 1,2,3,4,5,7,8,9,10,11,12, Rangeley.

**SECTION III. HEATING SYSTEM(S)/SOURCES(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	monitor cabin 1	monitor bunkhouse		
Age of system(s)/source(s)	direct vent	direct vent		
Name of company that services system(s)/source(s)				
Date of most recent service call	unknown	unknown		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	seasonal use	seasonal use		
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 ☐ Unknown  
 Chimney(s): ☒ Yes ☐ No If yes, lined: ☒ Yes ☐ No ☐ Unknown Last Cleaned: \_\_\_\_\_  
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown Had a chimney fire: ☐ Yes ☐ No ☒ Unknown  
 Has chimney been inspected? ☐ Yes ☒ No ☐ Unknown; If Yes, when: \_\_\_\_\_ Direct/Power Vent: ☒ Yes ☐ No ☐ Unknown

COMMENTS: \_\_\_\_\_

Source of SECTION III information: **owner****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: **owner****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: **owner****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: **owner****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: **owner****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 ☐ NoCOMMENTS: **exterior**Source of information: **owner**

PROPERTY LOCATED AT **248 Dodge Pond Road lots 1,2,3,4,5,7,8,9,10,11,12, Rangeley,**

## 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****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: **restrictive covenants, road owner associaton**Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? \_\_\_\_\_What is your source of information: **owner**

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: **1920** What year did Seller acquire property? **6/2004**• Roof: Year Shingles/Other Installed: **metal roof -unknown shingled roof 4 years**Water, moisture or leakage: **not since reroofed**

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 If YES, are test results available? ☐ Yes ☐ No• Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ Unknown• 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**

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

8/3/2018 7:34:36 AM EDT

Camp Rangeley

SELLER

DATE

DATE

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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**PROPERTY DISCLOSURE ADDENDUM**  
**(Roads/Road Maintenance)**

**PROPERTY LOCATED AT:** 248 Dodge Pond Road lots 1,2,3,4,5,7,8,9,10,11,12, Rangeley,

If the subject property is NOT a one-to-four unit residential property:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on or abutting the property? ☐ Yes ☒ No ☐ Unknown

If Yes, describe: \_\_\_\_\_

If Yes, who is responsible for maintenance (including road association, if any): \_\_\_\_\_

DocuSigned by:  
  
 07366265DB406408

8/3/2018 7:34:36 AM EDT

Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Camp Rangeley**

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

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

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

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

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

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

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

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

(NOTE: "Public easement" is defined as an easement held by a municipality for purposes of public access to land or water not otherwise connected to a public way, and includes all rights enjoyed by the public with respect to private ways created by statute prior to July 29, 1976.)



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**LEAD PAINT ADDENDUM**

TO CONTRACT DATED \_\_\_\_\_ BETWEEN  
 \_\_\_\_\_ **Camp Rangeley, LLC** (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT **Dodge Pond Road, Rangeley,**

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.

Mary Glick 4/22/2014  
 Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Camp Rangeley, LLC

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

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

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

DocuSigned by:  
Mark Schoenthaler 4/22/2014  
 Agent \_\_\_\_\_ Date \_\_\_\_\_  
 Mark Schoenthaler

Agent \_\_\_\_\_ Date \_\_\_\_\_



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Round Pond - Camp