

**PROPERTY DISCLOSURE - LAND ONLY****PROPERTY LOCATED AT: Baldwin Rd 2-13, Rangeley, ME 04970**

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 ☐ 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. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):**☐ Yes ☐ No ☒ UnknownAttachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ☐ Yes ☐ NoSource of information: **Owner****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 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: **Basldwin Road is a private road.**Is access by means of a non-public way? ☒ Yes ☐ No ☐ Unknown If YES, who is responsible for maintenance? **Owner**Source of information: **Owner**Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ UnknownIF YES: Explain: **Shoreland zone**Source of information: **Owner**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: \_\_\_\_\_

Source of information: **Owner**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 ☐ UnknownIF YES: Explain: **lot 13 is in tree growth.** Forest Management and Harvest Plan available? ☐ Yes ☐ No ☒ UnknownHas property ever been soil tested? ☒ Yes ☐ No ☐ Unknown If YES, are the results available? ☒ Yes ☐ No ☐ UnknownAre mobile/manufactured homes allowed? ☐ Yes ☒ No ☐ Unknown Are modular homes allowed? ☒ Yes ☐ No ☐ UnknownHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, are the results available? ☒ Yes ☐ NoATTACHMENTS ☐ Yes ☐ NoSource of information: **Owner**

Additional Information: \_\_\_\_\_

DocuSigned by:

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

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10/5/2018 9:55:24 AM EDT

SELLER

DATE

SELLER

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

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Camp Rangeley -



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

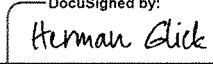
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If the subject property is NOT a one-to-four unit residential property:

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: Baldwin is a private road.

If Yes, who is responsible for maintenance (including road association, if any): The Owner of record.

<small>DocuSigned by:</small> 		10/5/2018 9:55:24 AM EDT
Seller	<small>256C441A8907488...</small>	
	Date	

Seller	Date	Seller	Date
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The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer	Date	Buyer	Date
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Buyer	Date	Buyer	Date
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(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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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