



Residential Investment Property For Sale Bangor, Maine

(14 Apartments - 2 Buildings)

Package Price: \$599,000.

75 Ohio Street . 9 Units . Bangor, Maine

General Property Details



<u>Units:</u>	9 Units: 3 - 1 BR with 3/4 bath & closets 2 - 2 BR with full bath & closets 3 - 1 BR with full bath & closets 1 - Studio with full bath & closets		
<u>Lot Size:</u>	.52 Acres		
<u>Entrances:</u>	Front Entrance - Common for 4; Right Entrance - Common for 4 units & coin-op laundry; Left Entrance - 1 unit; Locked basement access thru right entrance.		
<u>Basement:</u>	Concrete Floor		
<u>Heat:</u>	Forced Hot Water Radiators; 2 zones (1 for front units & 1 for rear units)		
<u>Heating Fuel:</u>	Natural Gas		
<u>Electric:</u>	All circuit breakers; 10 electric meters: 1 per unit & 1 house meter		
<u>Hot Water:</u>	2 Super-stores off of furnace		
<u>Water & Sewer:</u>	Public		
<u>Laundry:</u>	1 coin-op laundry in locked common area		
<u>Parking:</u>	Left Lot - 16+ spaces & Right Lot - 4+ spaces		
<u>Assessor's Reference:</u>	City of Bangor: Map 33, Lot 81		
<u>Legal Description:</u>	Penobscot County Registry of Deeds: Book 12580, Page 336		
<u>Tax Assessment:</u> (FY 2013)	Land: \$20,000.	<u>Real Estate Taxes:</u> \$6,083.64	
	Buildings: \$289,600.		
	Total: \$309,600.		

54-56 Charles Street . 5 Units . Bangor, Maine

General Property Details



<u>Units:</u>	5 Units: 5 - 1 BR with full bath & walk-in closets		
<u>Lot Size:</u>	.12+/- Acres		
<u>Entrances:</u>	All separate entrances; Separate & locked basement entrance.		
<u>Basement:</u>	Concrete Floor		
<u>Heat:</u>	Forced Hot Water Baseboard; 5 zones (1 per unit)		
<u>Heating Fuel:</u>	Oil, currently supplied by Dead River; Scheduled for Bangor Natural Gas, Summer 2013.		
<u>Electric:</u>	All circuit breakers; 6 electric meters: 1 per unit & 1 house meter		
<u>Hot Water:</u>	5 Standard electric HW heaters (1 per unit); 1 Small electric HW heater for coin-op laundry		
<u>Water & Sewer:</u>	Public		
<u>Laundry:</u>	1 coin-op laundry in locked basement; 1 unit with W/D hook-up		
<u>Parking:</u>	Off street - 5+ spaces		
<u>Assessor's Reference:</u>	City of Bangor: Map 32, Lot 76		
<u>Legal Description:</u>	Penobscot County Registry of Deeds: Book 12,580, Page 336		
<u>Tax Assessment:</u> (FY 2013)	Land:	\$10,500.	<u>Real Estate Taxes:</u> \$3,041.82
	Buildings:	\$144,300.	
	Total:	\$154,800.	

MAINE COMMERCIAL REALTY is the agent for the Seller. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.

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 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: 75 ONIO ST. BANGOR ME 04401

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: _____

Installed BY: _____ DATE of Installation: _____

What is the source of your information: _____

USE: Number of Persons currently using system? _____

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

COMMENTS: _____

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? _____

• IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

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: _____

Date of installation of leach field: _____ 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? _____

SOURCE OF INFORMATION: _____

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☐ No ☐ Unknown

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

2013 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

MAINE COMMERCIAL REALTY 209 STATE STREET BANGOR, ME 4401

Willard Riley

Phone: (207)945-4500

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PROPERTY LOCATED AT 75 OHIO ST. BANGOR ME 04401

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	NAT GAS FHW			
Age of system(s)/source(s)	UNK - NEW NAT GAS CONVERSION - 05/2012			
Name of company that services system(s)/source(s)	MANER			
Date of most recent service call	NAT GAS CONVERSION - 05/2012			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	UNK			
Malfunction per system(s)/ source(s) within past 2 years	NONE			
Other pertinent information	NEW HW SUPERSTORE			

Buried Oil Supply Line: ☐ Yes ☒ No ☐ Unknown Sleved: ☐ Yes ☐ No
 Chimney(s) Lined: ☒ Yes ☐ No ☐ Unknown Age: 2012 Last Cleaned: N/A
 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: 2012 Power Vent: ☐ Yes ☒ No ☐ Unknown
 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 ☐ 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 ☐ Unknown

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

Comments: _____

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 the roofing shingles? ☐ Yes ☐ No ☒ Unknown
- in flooring tiles? ☐ Yes ☐ No ☒ Unknown
- other: _____ ☐ Yes ☐ No ☒ Unknown

IF YES: Source of Information: _____

COMMENTS: _____

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 ☐ Unknown

Are 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: _____

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

Has the property been tested since remedial steps? ☐ Yes ☐ No ☐ Unknown

Are 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 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: _____

2013

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Seller(s) Initials [Signature]

PROPERTY LOCATED AT

75 OHIO ST. BANGOR ME 04401

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

OTHER:

N/A

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:

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A
- Year Principal Structure Built: APPROX 1910 What year did Seller purchase property? 02/2003
- Roof: Year Built - Structure: UNK Year Shingles/Other Installed: 2008
- Water, moisture or leakage: NONE
- Comments: N/A
- Foundation/Basement: Sump Pump: ☐ Yes ☐ No ☒ Unknown Comments: _____
- Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____
- Knowledge of 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 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: N/A

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

ON SITE COIN-OP LAUNDRY

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.

[Signature]
SELLER

02/24/13
DATE

SELLER

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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LEAD PAINT ADDENDUM

TO CONTRACT DATED _____ BETWEEN _____
(hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 75 OHIO ST. BANGOR ME 04401

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.

[Signature] 02/24/13
Seller Date

Buyer Date

Seller Date

Buyer Date

Agent Date

Agent Date



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MAINE COMMERCIAL REALTY 209 STATE STREET BANGOR, ME 4401
Willard Riley

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Phone: (207)945-4500

Fax:



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: 54-56 CHARLES ST. BANGOR ME 04401

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: _____

Installed BY: _____ DATE of Installation: _____

What is the source of your information: _____

USE: Number of Persons currently using system? _____

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

COMMENTS: _____

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? _____

• IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

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: _____

Date of installation of leach field: _____ 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? _____

SOURCE OF INFORMATION: _____

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: _____ ☐ Yes ☐ No ☐ Unknown

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

2013 Page 1 of 3 - SPD Buyer(s) Initials _____

Seller(s) Initials SLB

MAINE COMMERCIAL REALTY 209 STATE STREET BANGOR, ME 4401

Phone: (207)945-4500 Fax: _____

Willard Riley

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Untitled

PROPERTY LOCATED AT

54-56 CHARLES ST. BANGOR ME 04401

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	OIL FHW			
Age of system(s)/source(s)	APPROX 20 YRS			
Name of company that services system(s)/source(s)	DR			
Date of most recent service call	ANNUAL INSPECTION			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	1197 GAL			
Malfunction per system(s)/ source(s) within past 2 years	NONE			
Other pertinent information	N/A			

Buried Oil Supply Line:

☐ Yes ☒ No ☐ UnknownSleeved: ☐ Yes ☐ No

Chimney(s) Lined:

☐ Yes ☐ No ☒ Unknown

Age: _____

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: _____Power Vent: ☐ Yes ☒ No ☐ Unknown

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 ☐ 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: _____

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: _____ ☐ Yes ☐ No ☒ Unknown

IF YES: Source of Information: _____

COMMENTS: _____

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: _____

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 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

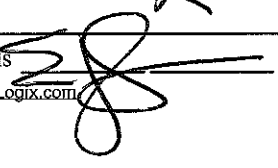
IF YES, describe: _____

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

COMMENTS: _____

2013

Page 2 of 3 - SPD Buyer(s) Initials _____

Seller(s) Initials 

PROPERTY LOCATED AT 54-56 CHARLES ST. BANGOR ME 04401

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown
LAND FILL: ☐ Yes ☒ No ☐ Unknown
RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

OTHER: N/A

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: _____

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: N/A
- Year Principal Structure Built: APPROX 1920 What year did Seller purchase property? 03/2001
- Roof: Year Built - Structure: UNK Year Shingles/Other Installed: 1996
Water, moisture or leakage: NONE
Comments: N/A
- Foundation/Basement: Sump Pump: ☐ Yes ☐ No ☒ Unknown Comments: _____
Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown Comments: _____
Knowledge of 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 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: N/A

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

ONSITE COIN-OP LAUNDRY

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.

[Signature]
SELLER

02/24/13
DATE

SELLER

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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LEAD PAINT ADDENDUM

TO CONTRACT DATED _____ BETWEEN _____
(hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 54-56 CHARLES ST. BANGOR ME 04401

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.

[Signature] 02/24/13
Seller Date

Buyer Date

Seller Date

Buyer Date

Agent Date

Agent Date



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MAINE COMMERCIAL REALTY 209 STATE STREET BANGOR, ME 4401
Willard Riley

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