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SHEET

MAP I LOT 46(P)

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PROPERTY LOCATED AT: 16 Airport Rd, Stonington, ME

**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 Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

**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 (if any): .....  N/A  Yes  No  Unknown  
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: Spring 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? Whole House filtration system installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Behind House

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: 0

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

Comments: \_\_\_\_\_

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

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Seller Initials \_\_\_\_\_

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**SECTION II — WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

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 (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: Unknown

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

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

Location: Front of house OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: .....  Yes  No  Unknown

If Yes, Location: N/A

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

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

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: Previous and current sellers

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

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PROPERTY LOCATED AT: 16 Airport Rd, Stonington, ME

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood	Electric Space		
Age of system(s) or source(s)	2018			
Name of company that services system(s) or source(s)	N/A	N/A		
Date of most recent service call	N/A			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown	Unknown		
Malfunction per system(s) or source(s) within past 2 years	None	None		
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, are they lined: .....  Yes  No  Unknown
- Is more than one heat source vented through one flue? .....  Yes  No  Unknown
- Had a chimney fire: .....  Yes  No  Unknown
- Has chimney(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_
- Date chimney(s) last cleaned: \_\_\_\_\_
- Direct/Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown
- If Yes, date: \_\_\_\_\_

Comments: One chimney not currently being used. One new metal chimney used for woodstove

Source of Section III information: Seller

**SECTION IV – HAZARDOUS MATERIAL**

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

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? .....  Yes  No  Unknown
- If Yes, are tanks in current use? .....  Yes  No  Unknown
- If no longer in use, how long have they been out of service? \_\_\_\_\_
- If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown
- Are tanks registered with DEP? .....  Yes  No  Unknown
- Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_
- Location: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

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PROPERTY LOCATED AT: 16 Airport Rd, Stonington, ME

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: .....  Yes  No  Unknown

Comments: Seller and previous seller have no knowledge of underground storage tanks.

Source of information: \_\_\_\_\_

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the 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: Seller and previous seller

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: Spring 2018 By: Perkins Home Services

Results: Satisfactory

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: \_\_\_\_\_

Source of information: Seller

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: Spring 2018 By: Perkins Home Services

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: Full house filtration system installed

Source of information: Seller

**E. METHAMPHETAMINE** - Current or previously existing:

Comments: \_\_\_\_\_  Yes  No  Unknown

Source of information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

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PROPERTY LOCATED AT: 16 Airport Rd, Stonington, ME

**F. LEAD-BASED PAINT/PAINT HAZARDS** — *(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 basis for determination: \_\_\_\_\_

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

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

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

Comments: There is some interior cracking paint

Source of information: \_\_\_\_\_

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: Seller

**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 ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? .....  Yes  No  Unknown

If No, who is responsible for maintenance? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials LS

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Are there any tax exemptions or reductions 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: \_\_\_\_\_

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: 1900

What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None

Comments: \_\_\_\_\_

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: Some water runs through basement and out cellar drain

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  Unknown

Manufactured Housing – Is the residence a:

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: Some peeling paint, some trim rot, some rot on front porch.

Source of Section V information: Seller

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_



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**SECTION VI – ADDITIONAL INFORMATION**

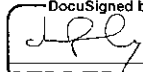
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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.

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.

DocuSigned by:  10/7/2019  
SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
Christina Salway

SELLER \_\_\_\_\_ 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 \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_



### LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Christina Salway (hereinafter "Seller")  
AND \_\_\_\_\_ (hereinafter "Buyer")  
FOR PROPERTY LOCATED AT 16 Airport Rd, Stonington, ME

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] 10/7/2019  
Seller Christina Salway Date

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

Seller DocuSigned by: George Allen Cole 10/5/2019 Date  
Agent George Allen Cole Date

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



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Mail to  
Christina Salway  
381 S. 5th St, Apt 501  
Brooklyn, NY 11211

QUITCLAIM DEED WITH COVENANT

DLN:1001840023925

BURNT COVE CHURCH COMMUNITY CENTER, INC., a Maine nonprofit corporation with a principal place of business at 16 Airport Road in Stonington, Hancock County, Maine, for consideration paid, grants to CHRISTINA SALWAY, with a mailing address of 381 South 5th Street, Apartment 501, Brooklyn, New York 11211, with Quitclaim Covenant, the land, together with any buildings or improvements thereon, in Stonington, Hancock County, State of Maine, described as follows:

See Exhibit A attached hereto.

IN WITNESS WHEREOF, BURNT COVE CHURCH COMMUNITY CENTER, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by John Williams, its Treasurer, hereunto duly authorized, this 30 day of March, 2018.

WITNESS:

*[Signature]*

BURNT COVE CHURCH COMMUNITY CENTER, INC.

By: John R. Williams *Treas.*  
John Williams  
Its Treasurer  
Hereunto Duly Authorized

STATE OF MAINE

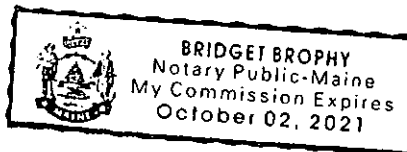
3/30, 2018

COUNTY OF ~~PENOBSCOT~~ <sup>85</sup>  
Hancock <sup>68</sup>

Then personally appeared the above-named John Williams and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

*Bridget Brophy*  
Name: \_\_\_\_\_  
Notary Public/Attorney-at-Law



**EXHIBIT A**

All that certain parcel of land with the improvements thereon, situated on the northerly side of the intersection of Airport Road and Burnt Cove Road (also known as Route 15A) in the town of Stonington, County of Hancock and State of Maine, bounded and described as follows:

Beginning at the most westerly corner of the subject premises, 33 feet from the centerline of the traveled way of Burnt Cove Road at land of Carolyn Judith Fowler Booth as described in the deed dated September 22, 2005, recorded at said Registry in Book 4303 Page 89. Said point of beginning bears N 48° 18' 40" E a distance of 14.64 feet from a 1/2" iron bolt found broken-off in a boulder; thence

N 48° 18' 40" E a distance of 431.48 feet by said land of Booth to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set at remaining land of the Grantor herein. Said iron rod bears S 48° 18' 40" W a distance of 276.07 feet from an octagonal granite post found leaning-over at the corner of remaining land of the Grantor herein and land of Ronald E. Alley and Deborah E. Alley as described in the deed dated November 1, 2007, recorded at said Registry in Book 4883 Page 90; thence

S 36° 13' 36" E a distance of 255.41 feet by said remaining land of the Grantor herein to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set on the apparent northwesterly sideline of Airport Road a distance of 24.75 feet from the centerline of the traveled way; thence

S 44° 18' 37" W a distance of 154.06 feet by the apparent northwesterly sideline of Airport Road keeping 24.75 feet from said centerline; thence

S 46° 55' 56" W a distance of 223.27 feet by the apparent northwesterly sideline of Airport Road keeping 24.75 feet from said centerline to the apparent northeasterly sideline of Burnt Cove Road; thence

N 48° 04' 42" W a distance of 272.06 feet by the northeasterly sideline of Burnt Cove Road keeping 33 feet from said centerline to the Point of Beginning.

Containing 2.45 acres and further shown on a plan entitled, "Plan Showing A Standard Boundary Survey for Burnt Cove Church Community Center, Inc., 16 Airport Road, Stonington, Hancock County, Maine", dated March 16, 2018 by Due North, LLC (PLS No. 2449), Deer Isle, Maine. Bearings used in this description refer to the Maine Coordinate System of 2000, central zone and were determined by GPS measurements.

TOGETHER WITH all right, title, and interest of the Grantors herein, in and to the land extending to the centerline of said Airport Road and Burnt Cove Road, normal to and adjoining the above described premises. SUBJECT TO any right which the public, Town of Stonington and State of Maine may have in and to said land for roadway purposes.

Meaning and intending to convey a portion of the premises described in the deed of Laurence E. Williams (also known as Lawrence Williams) to the Burnt Cove Church Community Center, Inc., dated September 30, 2015, recorded at the Hancock County Registry of Deeds in Book 6470 Page 42.

Ret/EAV Red Door Title LLC  
1 New Hampshire Ave Ste 300  
Portsmouth, NH 03801 2

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