

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 1180 Route 2, Rumford, ME 04276

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

CB

None

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials CB

SECTION IV. ACCESS TO THE PROPERTY

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): _____

Source of information: Seller

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: Parking lot flooded in 1987 and 2023

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

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Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 23017C0664D Year: 2009 (Attach a copy)

Comments: Parking Lot flooded Never reached the building

Source of Section V information: Seller and Fema Map

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Clara Beadley Esq 7/3/25
Seller Date Seller Date

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Premium Log Yard INC. (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 1180 Route 2, Rumford, ME 04276

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

(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.

Buyer Date

Chith Bendrey 7/13/25

Seller Date

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

Matthew Pingree 7/13/25

Seller Date

Agent Date

Agent Matthew Pingree Date

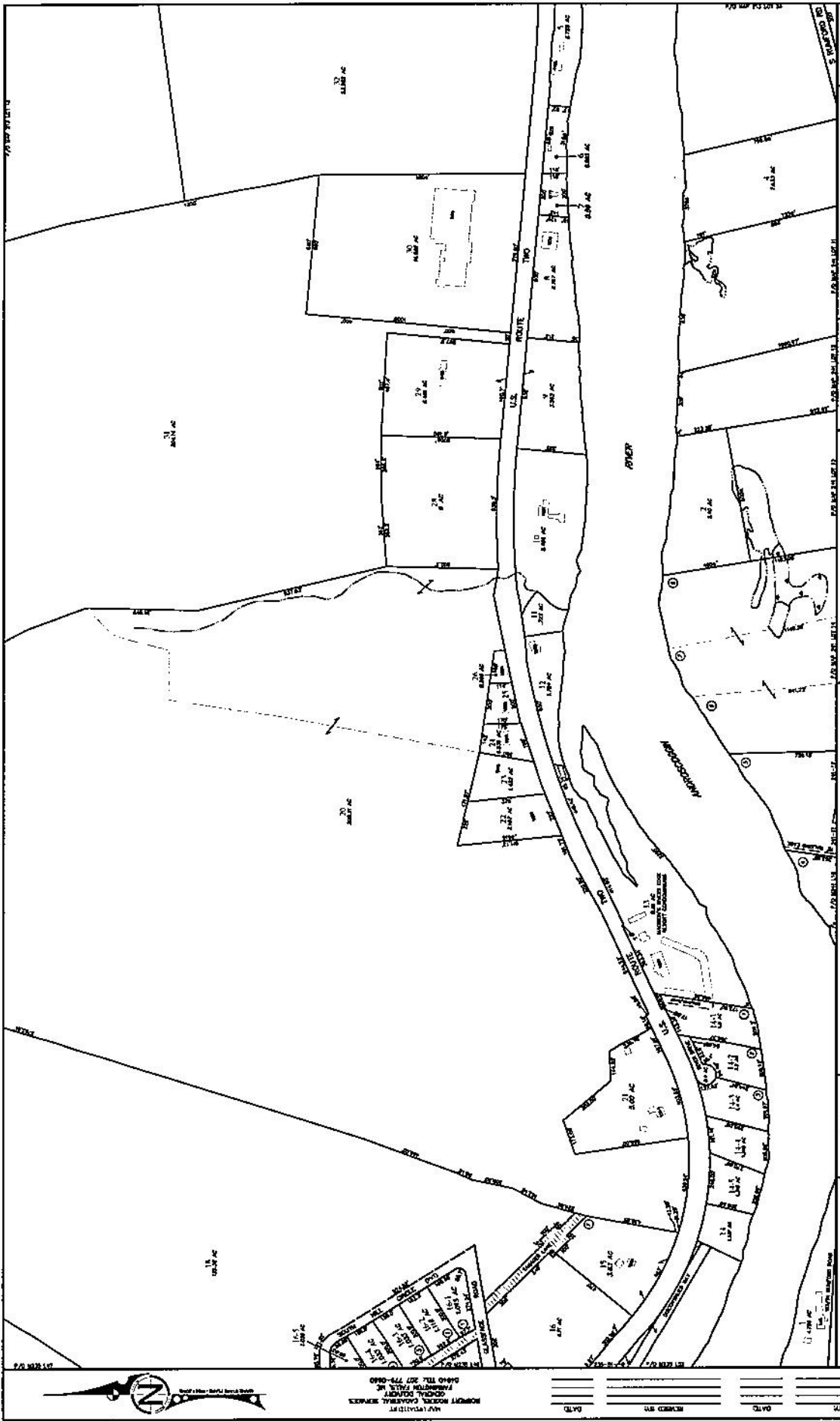
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 **Amnet Realty, 1071B Auburn Road Turner ME 04282**
Matthew Pingree

2073578891



Premium Log



PROPERTY MAP
TOWN OF RUMFORD
 OXFORD COUNTY, MAINE

INDEX DIAGRAM

230	231	212
235	236	213
240	241	214

APRIL 1, 2024
 SCALE 1 INCH = 200 FEET
 THIS MAP WAS PREPARED BY THE TOWN ENGINEER, RUMFORD, MAINE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE TOWN ENGINEER.

MAP LEGEND

PARCEL NUMBER	300
ROAD RIGHT OF WAY	---
PAPER STREET LINE	---
PAPER STREET NO.	---
EXISTING LINE	---
PROPOSED RIGHT OF WAY	---
WETLAND BOUNDARY	---



NOTES:
 1) THIS MAP IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE TOWN ENGINEER.
 2) THIS MAP IS SUBJECT TO THE ACTING TOWN ENGINEER'S DISCRETION.
 3) THIS MAP IS SUBJECT TO THE ACTING TOWN ENGINEER'S DISCRETION.
 4) THIS MAP IS SUBJECT TO THE ACTING TOWN ENGINEER'S DISCRETION.

Warranty Deed

KNOW BY ALL THESE PRESENTS, that RIVER VALLEY TECHNOLOGY CENTER, ("Grantor") a non-profit corporation duly organized under the laws of the State of Maine, whose mailing address is 60 Lowell Street, Rumford, Maine 04276, a Maine limited liability company ("Grantor") of 155 Center Street, Building G, Box 7, Auburn, Androscoggin County, State of Maine, for consideration of One Dollar paid, grants to PREMIUM LOG YARDS, INC., a corporation duly organized under the laws of the State of Maine, 26 Weld Street, Dixfield, ME 04224, ("Grantee") with warranty covenants, the land and buildings in the Town of Rumford, County of Oxford, State of Maine, being more particularly bounded and described on Exhibit A attached hereto and made a part hereof by reference (the "Premises").

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS its hand and seal this 31st day of May, 2005.

MAINE REAL ESTATE
TRANSFER TAX PAID

RIVER VALLEY TECHNOLOGY CENTER
A Maine Non-Profit Corporation


WITNESS- JENNIFER F. KRECKEL

By: 
TONY L. CARTER
ITS VICE-PRESIDENT

THE STATE OF MAINE

OXFORD, SS.

May 31, 2005

Then personally appeared the above named TONY L. CARTER, Vice-President of RIVER VALLEY TECHNOLOGY CENTER and acknowledged the foregoing to be his free act and deed and the free act and deed of said RIVER VALLEY TECHNOLOGY CENTER.

Before me,



Notary Public
Printed Name: Melissa Pelletier
My Commission Expires: 12-15-06



Exhibit A

A certain lot or parcel of land situated on the northwesterly side of the road leading from Rumford to Bethel, also known as U.S. Route 2, in the Town of Rumford, County of Oxford, State of Maine, together with buildings and all other improvements thereon, bounded and described as follows:

Beginning on the northwesterly side of U.S. Route 2 leading from Rumford to Bethel at the southeasterly corner of land now or formerly owned by Anne Kemeraitis, a/k/a Anne Kemeraites;

Thence by the northwesterly sideline of said U.S. Route 2 and on a course of South 49° West, a distance of seven hundred seventy-six and sixty hundredths feet (776.60'), more or less to a point, which is fifty feet (50') northerly of an iron pipe at the northwesterly corner of land now or formerly owned by Edmund G. Pollard et al.;

Thence by land now or formerly owned by George L. Averill and on a course of North 41° West, and for a part of the way parallel with the northeasterly boundary line of land of said Pollard, a distance of one thousand feet (1,000'), more or less, to a point;

Thence on a course of North 49° East by land of said Averill, a distance of six hundred eighty feet (680'), more or less, to land of said Anne Kemeraitis;

Thence by said land of Anne Kemeraitis and on a course of South 46° 28' 21" East, a distance of one thousand four feet (1,004'), more or less, to the point of beginning on the northwesterly side of U.S. Route 2.

There is also included in this conveyance as appurtenant in the above described premises: (a) a right of way described in the deed from George L. Averill to Arthur Altshuler and David Altshuler, Trustees of Rumford Shopping Center Trust under a Declaration of Trust dated April 27, 1965 and recorded in the Oxford County Registry of Deeds in Book 635 at Page 592, as amended by an amendment dated September 27, 1966, and recorded in the Oxford County Registry of Deeds in Book 649 at Page 578, said deed dated April 30, 1965 recorded in the Oxford County Registry of Deeds in Book 645 at Page 1; (b) the right of way described in a deed from George L. Averill to Arthur Altshuler and David Altshuler, Trustees as aforesaid, said deed dated June 23, 1965 and recorded in the Oxford County Registry of Deeds in Book 642 at Page 63; and (c) a permanent easement for drainage described in a quitclaim deed with covenant dated November 6, 1981 and recorded in the Oxford County Registry of Deeds in Book 1140 at Page 17.

Being the same premises conveyed to the within Grantor corporation from Rodman Coach LLC by a Quitclaim Deed dated December 28, 2004 and recorded in the Oxford County Registry of Deeds in Book 3652 at Pages 184 to 186.

The premises are conveyed subject to a utility easement to Central Maine Power Company recorded in the Oxford County Registry of Deeds in Book 654 at Page 376.

Received
Recorded Register of Deeds
Jun 06 2005 10:00:50A
Oxford East County
Jane Rich