tranzon®
A BETTER WAY TO REAL ESTATE

PROPERTY INFORMATION PACKAGE

SMALL COMMERCIAL PROPERTY
BROAD COMMERCIAL ZONING

WATERVILLE, ME

Previews:
Interested parties will be notified if scheduled.

Auction Date:
September 30 | 11:00 a.m.

Property Location:
72 Armory Road
Waterville, ME 04901

Property #:
AP26061

TRANZON AUCTION PROPERTIES
PO BOX 4508
PORTLAND, ME 04112

MIKE CAREY
P: 207-776-1936
MCAREY@TRANZON.COM

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
    - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
    - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "single agency");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- √ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called disclosed dual agency. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

> ***Remember!***
> *Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) August 26, 2026

To ______________________
Name of Buyer(s) or Seller(s)

____

by Michael B. Carey
Licensee's Name

on behalf of Tranzon Auction Properties
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

NOTICE
ATTENTION PROSPECTIVE BIDDERS

Tranzon Auction Properties is acting solely as agent for the Seller

All information contained in this document, and any and all marketing materials, including advertisements were obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta ME 04330.

PROPERTY SUMMARY
AP26061
72 Armory Road, Waterville, ME 04901

AUCTION: Wednesday, September 30, 2026 | 11:00 a.m.
PREVIEWS: Interested parties will be notified if scheduled.
AUCTION LOCATION: On-site

PROPERTY DESCRIPTION

Lender Ordered: 72 Armory Road is a 0.31-acre commercial parcel in Waterville's north end business district, off Main Street. Elm Plaza sits across the corridor, with the Waterville Commons cluster anchored by Walmart Supercenter and Home Depot a short distance away. Two Interstate 95 interchanges serve the city within minutes. Augusta is twenty minutes south, Bangor an hour north.

Zoning is Commercial-C, the most permissive commercial district in the city ordinance. It accommodates retail, office, food service, service, automotive, storage, and equipment rental uses among others, subject to municipal review. Please confirm any intended use with the city.

The building is freestanding and single story, built 1955 on a masonry frame. Pre-finished metal exterior walls under a standing seam metal roof. Assessor records show roughly 1,000 sf of finished first floor area, 960 sf of unfinished utility and storage, and a 100 sf patio.

The balance of the site is largely paved. On site parking and circulation, with room for outdoor display or storage where the use allows.

Waterville has gained ground. Colby College's downtown investment has been credited with roughly $1.3 billion in regional economic activity since 2019. City valuation rose about 56 percent from 2020 to 2024 and population grew more than 9 percent.

- **Lot Size:** 0.31± acre
- **Parking:** On-site, mostly paved
- **Building Size:** 1,000± sq. ft. of finished first floor area, 960± sq. ft. of unfinished utility and storage space
- **Year Built:** 1955±
- **Stories:** 1
- **Occupancy:** Vacant
- **Construction:** Masonry
- **Roof Cover:** Standing seam metal
- **Exterior Siding:** Pre-finished metal
- **Heat Source:** Oil-fired forced air
- **Additional Notes:** Patio, Shed
- **Parcel ID:** Map 62, Lot 69
- **Tax Year:** July 1st to June 30th
- **Tax Due Dates:** October 9, 2025; December 11, 2025; March 12, 2026; June 11, 2026
- **Assessed Value:** $87,400 (Land) + $75,900 (Improvements) = $163,300 (Total)
- **Annual Taxes (Tax Year 2027):** $3,241.62

DISCLAIMER: *This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.*

PROPERTY DESCRIPTION (CONTINUED)

- **Outstanding Taxes (as of August 20, 2026):** Tax Year 2026 - $2,964.15 (Note: First half of 2027 taxes due by October 8, 2026 in the amount of $810.42.)
- **Water:** Public – Billed quarterly by Kennebec Water District, 207-872-2763
- **Outstanding Water:** Nothing past due per water district. Note: Turned off on March 28, 2026.
- **Sewer:** Public – Billed quarterly by Waterville Sewer District, 207-873-5191
- **Outstanding Sewer:** Nothing past due per sewer district.
- **Zoning District:** Per the municipal office, Commercial C (C-C) District. Please call the Code Enforcement Office at 207-680-4229 to verify.

SUMMARY OF TERMS

Buyer's Premium: None
Closing: 45-day closing, sold in As-Is condition, no contingencies.
Deposit Amount: $5,000, in certified funds. Deposit to be increased to ten percent (10%) of purchase price within five (5) days of auction.
Agents Welcome: Agent participation is being offered. Please visit our website at www.tranzon.com/AP26061 or call us for details.

CONTACT
Mike Carey | Co-CEO
207-776-1936 Mobile
mcarey@tranzon.com
ME Auctioneer License #AUC1466
ME RE Lic. #DB919594

MUNICIPAL OFFICE
Website: www.waterville-me.org
Tel: 207-680-4200
Assessor: 207-680-4221
Collector: 207-680-4241

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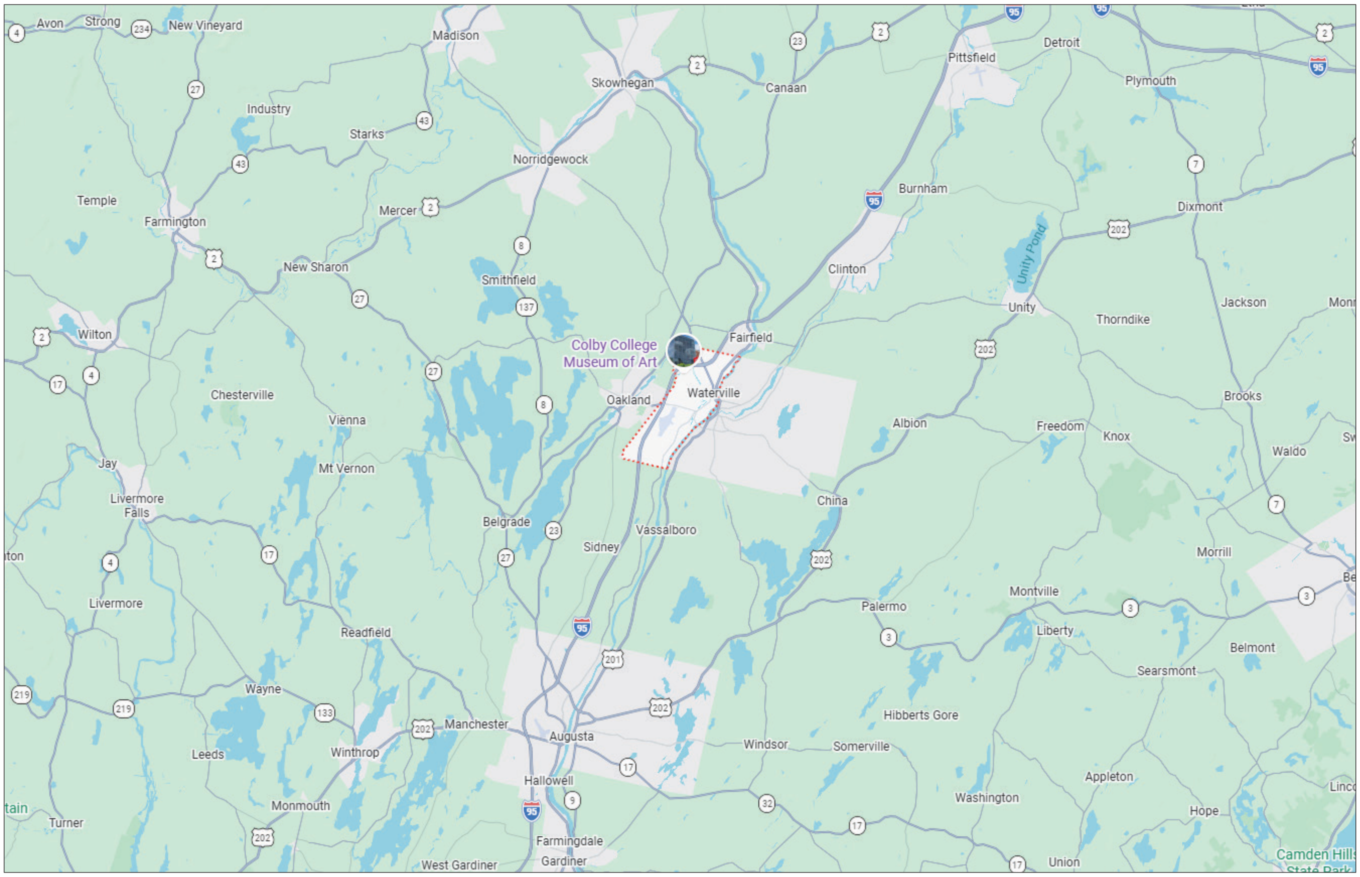
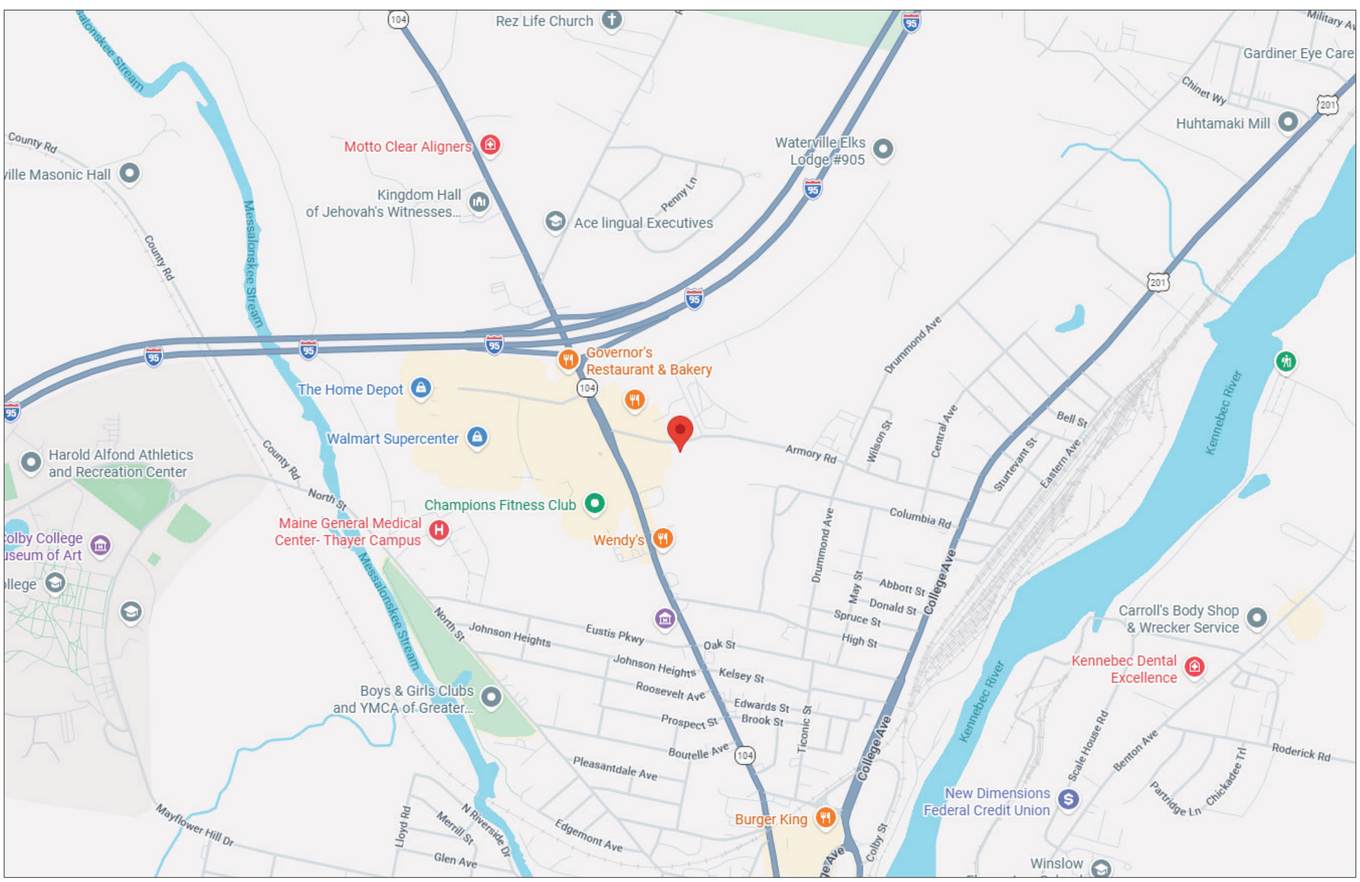
NOTICE
UTILITY
SINK ONLY
EXIT

AREA MAP



PROPERTY LOCATION MAP



Waterville, ME - 72 Armory Road

Kennebec County, Maine, 0.31 AC +/-

Boundary **BOUNDARY OUTLINE IS APPROXIMATE**

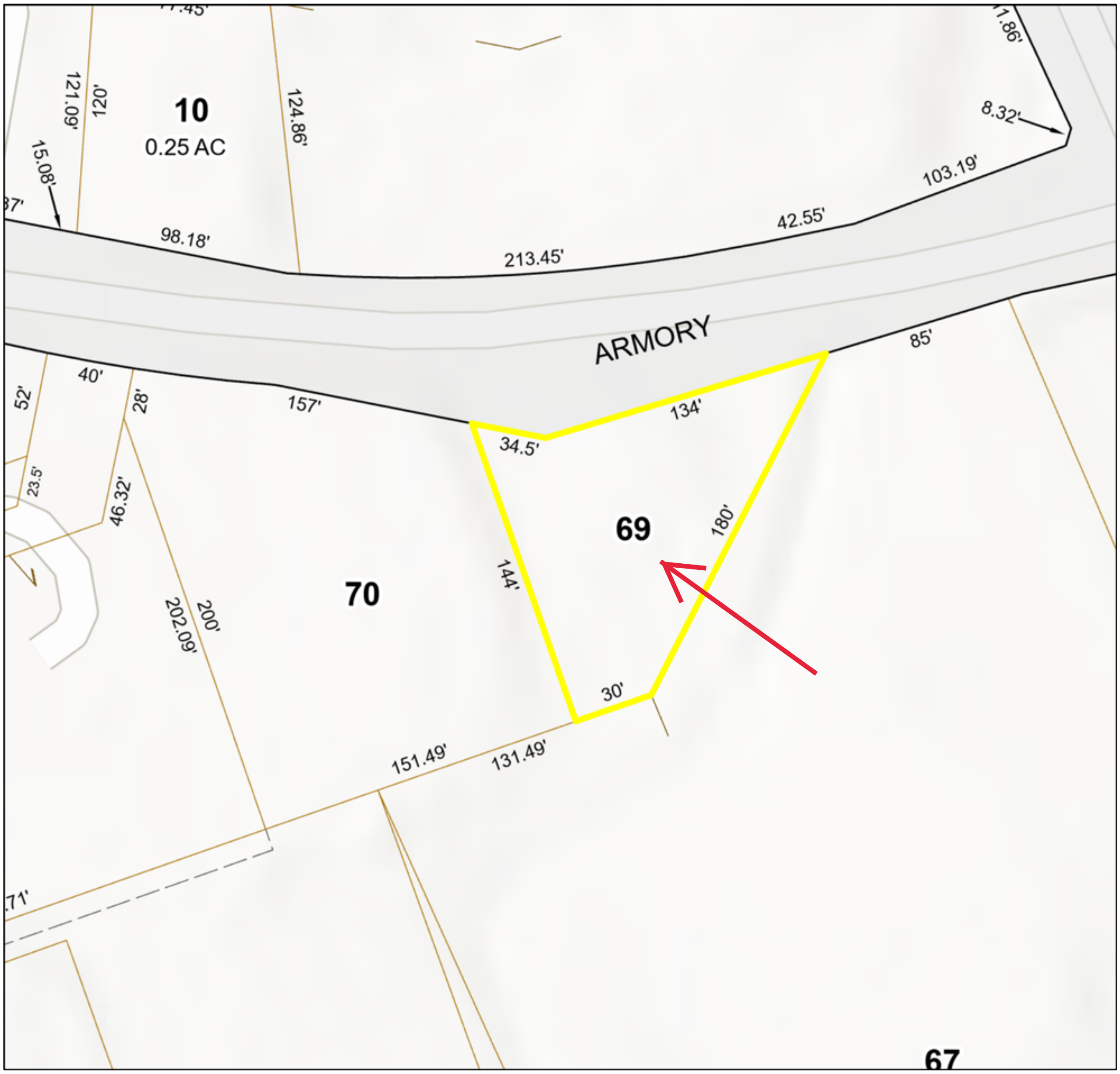
The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

City of Waterville, ME

1 inch = 68 Feet

www.cai-tech.com

August 24, 2026



	Property Line		Right of Way		Property TIC
	Public Road		Property Hook		Right of Ways

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

72 ARMORY RD

City of Waterville, ME

Parcel Information		General Information	
Owner:	JT REAL ESTATE HOLDINGS LLC	**Parcel ID:**	062-069-000-000
Co-Owner:		**Zone:**	CC
Mailing Address:	18 DAVIS RD FAIRFIELD, ME 04937-3222	**Use Description:**	REST/CLUBS MDL-94
		Acres:	0.31

Assessed Valuation		Sale History	
Land:	$87,400	**Book/Page:**	14333/0186
Bldg:	$98,900	**Date:**	1/25/2022
Total:	$186,300	**Price:**	$180,000

Improvement Detail: # 1

Year Built:	1955	**Roof Desc:**	Gable/Hip
Style:	Restaurant	**Roof Cover:**	Standing Seam
Occupancy:	1	**Ext Wall:**	Pre-finsh Metl
Story Height:	1	**Int Wall:**	Drywall/Sheet
Living Area:	1000	**Heat Fuel:**	Oil
Bedrooms:		**Heat Type:**	Forced Air-Duc
Full Baths:		**A/C Type:**	Unit/AC
Half Baths:		**Bath Desc:**	
Total Rooms:		**Kit. Desc:**	

www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Property Location 72 ARMORY RD
Vision ID 5295

Map ID 62/ 69/ / /
Account # 02176

Card # 1 of 1
Bldg # 1

CITY of Waterville MAINE

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
JT REAL ESTATE HOLDINGS LLC	1 Level	1 All Public	1 Paved	4 Bus. District
	4 Rolling			
18 DAVIS RD				
FAIRFIELD ME 04937-3222				

SUPPLEMENTAL DATA

Alt Prcl ID	0070 0000 0007	Ward	1
Acreage	000.31	Parcel ID	062-069-000
Photo		TIF-District	
District		State Use	3260
GIS ID	062-069-000	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed
COMMERC.	3260	72,500
COM LAND	3260	87,400
COMMERC.	3260	26,400
	Total	186,300

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
JT REAL ESTATE HOLDINGS LLC	14333	0186	01-25-2022	Q	I	180,000	00
JACKSON BRANDI L	13158	0339	03-01-2019	Q	I	129,900	00
SMITH JAMES A	10461	0159	06-29-2010	Q	I	112,000	01
ACKLEY SCOTT G	03210	0301	08-01-1987	Q	I	37,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	3260	71,900	2024	3260	44,800	2023	3260	44,800
	3260	87,400		3260	56,500		3260	56,500
	3260	4,000		3260	3,000		3260	3,000
	Total	163,300		Total	104,300		Total	104,300

EXEMPTIONS

Year	Code	Description	Amount
			Total 0.00

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	72,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	26,400
Appraised Land Value (Bldg)	87,400
Total Assessed Value	186,300
Exemptions	0.00
Valuation Method	C
Total Taxable Value	**186,300**

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2487	06-18-2024	OT	OTHER	13,200		100	11-07-2024	COMMERICAL KITCHEN HO
2205	02-01-2022	RN	RENOVATIONS	5,000		100	05-25-2023	RENOVATE TO RELOCATE S
2012	03-02-2020	CU		0		0		RELOCATE JACKSON AUTO
1962	06-26-2019	CU	CHANGE OF U	0		100		JACKSON AUTO SALES
12-60	07-12-2012	CU	CHANGE OF U			100	07-12-2012	CHANGE TO DELI & PIZZA S
10-104	09-28-2010	CU	CHANGE OF U					ASIAN SANDWICHES
05-28	03-31-2005	CU	CHANGE OF U				04-01-2005	OPEN TOWING BUSINESS

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
03-17-2026	AB	03		15	Adjust Adjustmnt For Upc
05-19-2025	AB			15	Adjust Adjustmnt For Upc
05-04-2016	SW	02		61	Field Review
08-05-2015	SC			01	Measured+1Visit
12-18-1992	SB				
07-30-1992	NP	X		00	Measured+Listed

NOTES

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Adj Unit P	Land Value
1	3260	REST/CLUBS M	CC	13,504	SF	2.16	1.00000	E	3.00		1.000		6.47	87,400
		Total Card Land Units		0.3100	SF	Parcel Total Land Area	0.3100						Total Land Value	87,400

VISION

Real Estate

7/8/2026 1

Property Location 72 ARMORY RD
Vision ID 5295

Map ID 62/ 69/ / /
Account # 02176

Card # 1 of 1
Bldg # 1

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	30	Restaurant
Model	94	Commercial
Grade	03	Average
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	27	Pre-finsh Metl
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	12	Standing Seam
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	04	Forced Air-Duc
AC Type	04	Unit/AC
Bldg Use	3260	REST/CLUBS MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	1	
Heat/AC	00	NONE
Frame Type	03	MASONRY
Baths/Plumbing	01	LIGHT
Ceiling/Wall	05	SUS-CEIL & WL
Rooms/Prtns	02	AVERAGE
Wall Height	12.00	
% Comn Wall	0.00	
1st Floor Use:	3260	

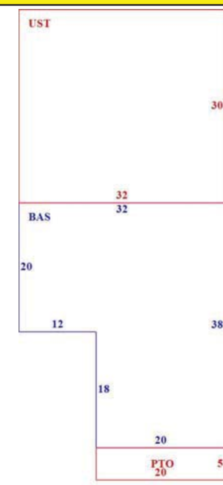
CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
3260	REST/CLUBS MDL-94	100
		0
		0

Building Value New	181,240
Year Built	1955
Effective Year Built	1986
Depreciation Code	A
Depreciation %	60
Functional Obsol	
External Obsol	
Cost to Cure Ovr	
Condition	
Condition %	
Percent Good	40
RCNLD	**72,500**



OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASPH	L	12,40	4.00	2000		50		0.00	24,800
SHD1	SHED FRAME	L	120	18.00	2016		75		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,000	1,000	1,000	0	
PTO	Patio	0	100	5	0	
UST	Utility, Storage, Unfinished	0	960	288	0	
	Ttl Gross Liv / Lease Area	1,000	2,060	1,293		

CITY OF WATERVILLE, MAINE
1 COMMON ST
WATERVILLE, ME 04901

www.waterville-me.gov

OFFICE HOURS
Monday - Thursday 7:00 AM to 5:30 PM
Closed on Friday

S381193 P0 - 1of1

3395 JT REAL ESTATE HOLDINGS LLC
18 DAVIS RD
FAIRFIELD, ME 04937-3222

2026 REAL ESTATE TAX BILL

For the fiscal year July 1, 2025 to June 30, 2026

CURRENT BILLING INFORMATION

LAND	87,400.00
BUILDING	75,900.00
PERS.PROP.	0.00
TOTAL ASSESSMENT	163,300.00
EXEMPTION	0.00
TAXABLE VAL	163,300.00
TOTAL TAX	2,776.10
CREDIT	0.00
TOTAL DUE ⇨	**$2,776.10**

Tranzon Auction Properties' Note:
The City of Waterville indicates the 2027 real estate annual tax amount will be $3,241.62

ACCOUNT: 02176
LOCATION: 72 ARMORY RD
MAP/LOT: 062-069-000 RE

MIL RATE: $17.00
BOOK/PAGE: 14333/0186

FIRST PAYMENT DUE:	10/09/2025
SECOND PAYMENT DUE:	12/11/2025
THIRD PAYMENT DUE:	03/12/2026
FOURTH PAYMENT DUE:	06/11/2026

TAXPAYER'S NOTICE

THIS IS THE ONLY BILL YOU WILL RECEIVE. PLEASE NOTE THE FOUR PAYMENT DATES
INTEREST WILL BE CHARGED ON DELINQUENT TAX AT AN ANNUAL RATE OF 7.5%.

IF YOU HAVE TRANSFERRED YOUR PROPERTY, PLEASE FORWARD THIS TAX BILL TO THE NEW OWNER.

Questions?? Tax Billing, please contact tax collection at 207-680-4241 and for assessment please contact the assessing office at 207-680-4220.
WE ACCEPT CREDIT OR DEBIT CARDS (2.5% FEE ON TOTAL). As a result of the money received from State Municipal Revenue Sharing, Homestead and BETE exemption reimbursement and State Aid to Education, your tax bill has been reduced 56%.

CURRENT BILLING DISTRIBUTION

MUNICIPAL	43.4%
SCHOOL	54.5%
COUNTY	2.1%
TOTAL	100%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.
Please make check or money order payable to
CITY OF WATERVILLE and mail to:

CITY OF WATERVILLE
1 COMMON ST
WATERVILLE, ME 04901-6643

SEND A SELF ADDRESSED STAMPED ENVELOPE IF REQUESTING RECEIPT

CITY OF WATERVILLE, 1 COMMON ST, WATERVILLE, ME 04901-6643

2026 REAL ESTATE TAX BILL
ACCOUNT: 02176
NAME: JT REAL ESTATE HOLDINGS LLC
LOCATION: 72 ARMORY RD
MAP/LOT: 062-069-000 RE

INTEREST BEGINS ON 06/12/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
06/11/2026	$694.02	

PLEASE REMIT THIS PORTION WITH YOUR FOURTH PAYMENT

CITY OF WATERVILLE, 1 COMMON ST, WATERVILLE, ME 04901-6643

2026 REAL ESTATE TAX BILL
ACCOUNT: 02176
NAME: JT REAL ESTATE HOLDINGS LLC
LOCATION: 72 ARMORY RD
MAP/LOT: 062-069-000 RE

INTEREST BEGINS ON 03/13/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/12/2026	$694.02	

PLEASE REMIT THIS PORTION WITH YOUR THIRD PAYMENT

CITY OF WATERVILLE, 1 COMMON ST, WATERVILLE, ME 04901-6643

2026 REAL ESTATE TAX BILL
ACCOUNT: 02176
NAME: JT REAL ESTATE HOLDINGS LLC
LOCATION: 72 ARMORY RD
MAP/LOT: 062-069-000 RE

INTEREST BEGINS ON 12/12/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
12/11/2025	$694.02	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

CITY OF WATERVILLE, 1 COMMON ST, WATERVILLE, ME 04901-6643

2026 REAL ESTATE TAX BILL
ACCOUNT: 02176
NAME: JT REAL ESTATE HOLDINGS LLC
LOCATION: 72 ARMORY RD
MAP/LOT: 062-069-000 RE

INTEREST BEGINS ON 10/10/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/09/2025	$694.04	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

PROPERTY DISCLOSURE
(Land & Commercial Properties)

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

PROPERTY LOCATION: 72 Armory Road, Waterville, Maine

Tranzon Auction Properties has attempted to gather as much information as possible and has completed this form with the information obtained.

Tranzon Auction Properties' client (Seller) has never occupied the property and has little or no direct knowledge of the condition of the property, including, without limitation, its condition, habitability, or any use to which it may be put. Property may be affected by, but not limited to, water damage; mold; lead-based paint; asbestos; environmental conditions; and the condition of mechanical systems, well and/or septic, and structural soundness are unknown. Interested parties should conduct their own investigations and due diligence.

POTENTIAL PURCHASERS ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.

SECTION I. UNDERGROUND STORAGE TANKS

__X____ Unknown

☐ 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 (check one) ____has OR ______has not beenabandoned 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:

Unknown

(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:

Unknown

(attach additional sheets as necessary)

SECTION IV. ROAD MAINTENANCE

Is property accessed by a public way owned and maintained by the State, a county or a municipality, over which the general public has a right to pass? __X___Yes ____No _____Not Known

~~If No, who is responsible for maintenance?~~ ______________________________

~~Road Association Name (if known):~~ ______________________________

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 cause 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___ Not Known_X__

If Yes, explain:______________________________

Have any flood events affected a structure on the property? Yes___ No___ Not Known_X__

If Yes, explain:______________________________

Has any flood-related damage to a structure occurred on the property? Yes___ No___ Not Known_X__

If Yes, explain:______________________________

Has there been any flood insurance claims filed for a structure on the property? Yes___ No___ Not Known_X__

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___ Not Known_X__

If Yes, indicate the date of each payment______________________________

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_X__ Not Known___

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

Relevant Panel Number :23011C0159D Year : 2011 (Attach a Copy)

Comments: The flood map shows property in Zone X. Flood maps are searchable by entering the property address on FEMA's Flood Map Service Center at https://msc.fema.gov/portal/home. Interested parties are encouraged to confirm provided flood map information.

SECTION VI. SHORELAND ZONING VIOLATIONS:

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality?

Yes_____ No_X*____ Unknown_____

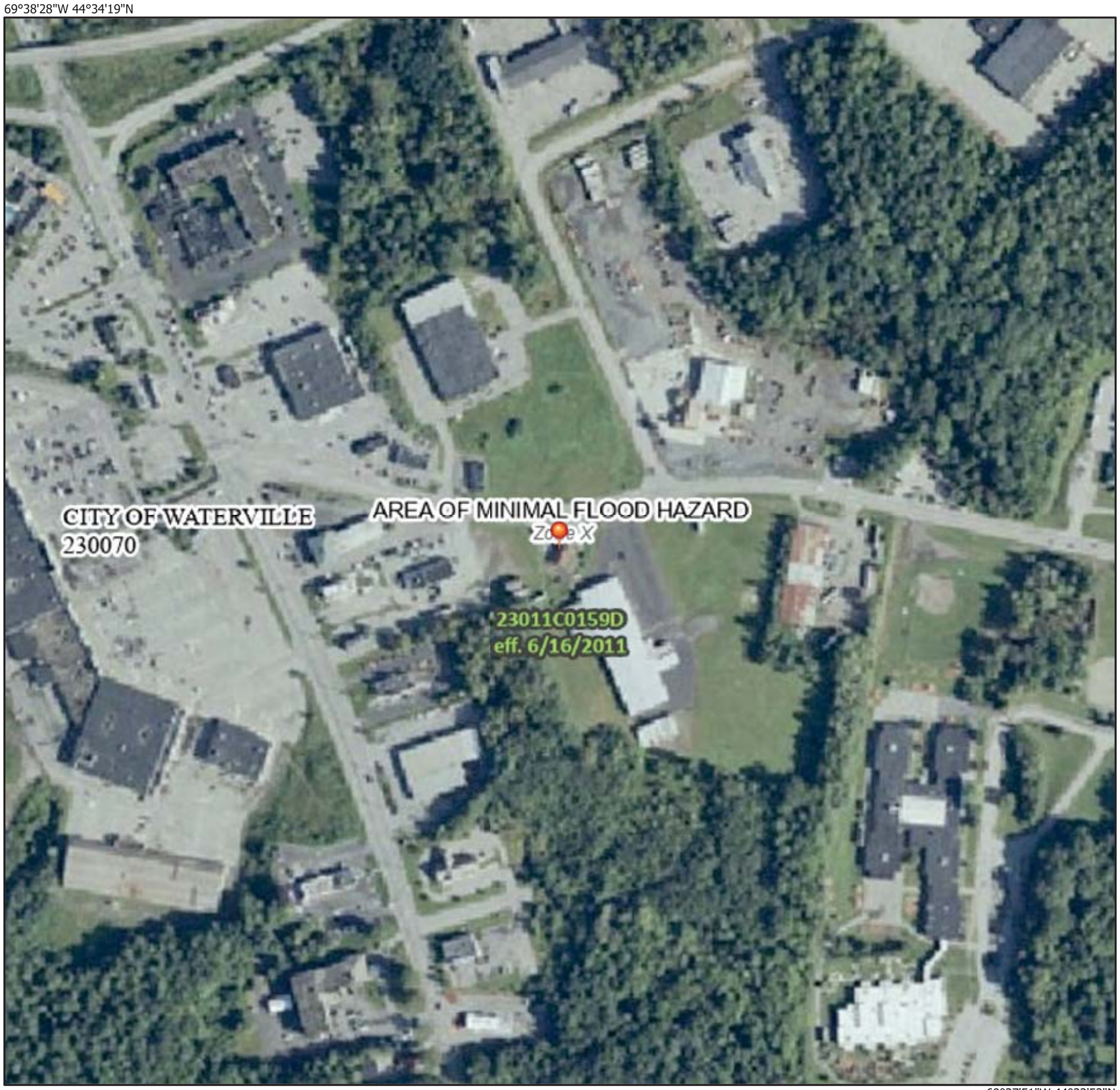
*Per City of Waterville property isn't in Shoreland

~~If Yes, explain:~~____

National Flood Hazard Layer FIRMette

FEMA

69°38'28"W 44°34'19"N



69°37'51"W 44°33'53"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/20/2026 at 4:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify accuracy and obtain complete zoning information.

Additional zoning/land use information is available on the City of Waterville's website at https://ecode360.com/38456232.

Interested parties should confirm this is the most current zoning/land use information.

TRANZON AUCTION PROPERTIES' DISCLAIMER: This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

Chapter 275. Zoning

Article V. Zoning District Requirements

§ 275-5.9. Commercial-C District (C-C).

[Amended 10-15-2024 by Ord. No. 179-2024; 5-20-2025 by Ord. No. 101-2025; 11-18-2025 by Ord. No. 209-2025]

A. Description and purpose. The C-C District is principally for establishments catering to the needs of motorists and users of motorized equipment, including sales, service and repair of motor vehicles.

B. C-C permitted uses:

(1) Any use permitted in the Commercial-A and C-B Districts, including apartments; except that new apartments are not allowed on the ground floor level of buildings on Airport Road, Armory Road, Kennedy Memorial Drive, Main Street northwest of High Street, or in any strip mall or shopping center.

(2) Mobile home sales and service.

(3) Contractors' storage yards, subject to the screening provisions in § **275-4.26**.

(4) Veterinary hospitals.

(5) Equipment rental.

(6) Outdoor golf driving ranges with the approval of the Planning Board.

C. Off-street parking and loading. Off-street parking and loading space shall be provided as required in § **275-4.23**.

D. C-C dimensional requirements.[1]

(1) Lot size: No minimum.

(2) Frontage: No minimum.

(3) Front setback: 30 feet.

(4) Side yard: 20 feet.

(5) Rear yard: 20 feet.

Notes:

[1] When the Maine Uniform Building and Energy Code and NFPA 101 require the addition of a second means of egress to an existing building, stated setbacks do not apply.

Notes:

Development located within the shoreland zone must meet the requirements for minimum lot size, maximum lot coverage, minimum shore frontage and minimum setback from high water line contained in § **275-4.27J(1)**.

E. Screening requirements. Adjacent to residential districts or uses, a buffer strip of evergreen plantings at least 20 feet in width and with an ultimate height of 10 feet shall be planted and maintained and a solid fence shall be constructed in conformity to § **275-4.26A**. The Planning Board may, if requested by the applicant, approve an alternate screening plan which makes use of other methods to meet the intent of this screening requirement.

TRANZON AUCTION PROPERTIES' NOTE: Although **property is not located in the C-A & C-B districts**, C-A & CB zoning is being provided because the property is located in the **C-C District, which references the C-A & CB District.**

For your convenience, a portion of the town's zoning is included in this package. Please contact the municipal office to verify and obtain complete zoning information.

Chapter 275. Zoning

Article V. Zoning District Requirements

§ 275-5.7. Commercial-A (C-A) District.

[Amended 6-6-2023 by Ord. No. 95-2023; 11-21-2023 by Ord. No. 179-2023]

A. Description and purpose. The C-A District is principally for commercial establishments to which the public requires frequent and direct access. The C-A District is intended to encourage the concentration of commercial development to the mutual advantage of both consumers and merchants and thus to promote public convenience and prosperity.

B. C-A permitted uses:

(1) Existing residential uses, existing and new accessory structures, and accessory dwelling units as defined and as provided in § **275-4.37**.

(2) Conversion of a single-family dwelling to a two-family dwelling, or a single- or two-family dwelling to a three-family dwelling. Notwithstanding, the requirements of § **275-4.20**, Multifamily developments, the Code Enforcement Officer may approve conversions of existing residential buildings to create as many as three units. See also Subsection **B(11)**, Apartments, below.

(3) Business and professional offices.

(4) Retail stores.

(5) Commercial or public parking areas for automobiles.

(6) Eating establishments, including places offering dancing and entertainment.

(7) Service establishments such as bus terminals, taxi stands, drugstores, barber shops, beauty parlors, laundry agencies, appliance sales and repair shops, pressing and tailoring shops and banks. See the definition of "service establishment" in § **275-3.2**.

(8) Hotels, motels and bed-and-breakfast inns in accordance with § **275-4.7**, Bed-and-breakfast inns.

(9) Indoor recreational facilities and theaters.

(10) Printing and newspaper production.

(11) Apartments, except for ground floor level on Main Street between Spring Street and College Avenue in accordance with the provisions of § **275-4.20**, Multifamily developments. An individual apartment must contain not less than 300 square feet of habitable space, except that accessory dwelling units as defined may contain as few as 190 square feet and a maximum of 700 square feet. See Subsection **B(2)** above.

(12) Clubhouses for nonprofit recreational, social or fraternal organizations and religious facilities or churches.

(13) Day-care centers.

(14) Convenience stores with gas pumps and retailing and dispensing of automotive fuels in accordance with § **275-4.6**, Automobile businesses.

(15) Homeless shelters in accordance with § **275-4.15**, except for ground floor level on Main Street between Spring Street and College Avenue.

(16) Veterinary clinics providing wellness services, diagnostic testing, and minor or routine surgeries for companion animals. Clinics must be designed to mitigate noise and odors. Overnight boarding is not allowed.

C. C-A special exceptions. The following uses are permitted as special exceptions if approved by the Code Enforcement Officer in conformity with the requirements of § **275-5.20**. If, however, site plan review by the Planning Board is required either under § **275-6.4** or as a condition of a contract zone, no such review by the Code Enforcement Officer is required.

(1) Warehousing and light manufacturing uses subordinate to retail establishments shall be permitted, provided that there shall be no nuisance created by emission of noise, vibration, electronic radiation, fumes, dust or odor. The manufacturer will be his own prime retailer, and such manufacturing shall not include primary processing of raw materials.

D. C-A prohibited uses:

(1) Service, repair and sale of automobiles.

(2) Boat and trailer sales and service.

(3) Junkyards, including the storage of inoperative motor vehicles.

E. Off-street parking and loading requirements. Off-street parking and loading space shall be provided as required in § **275-4.23** and shall be screened as provided in § **275-4.26**.

F. C-A dimensional requirements: none; except that development located within the shoreland zone must meet the requirements for minimum lot size, maximum lot coverage, minimum shore frontage and minimum setback from high water line contained in § **275-4.27J(1)**.

G. Screening requirements.

(1) A six-foot-high wall or fence of solid and uniform appearance, or a compact evergreen hedge planted so as to attain a height of not less than six feet, shall be installed or planted and maintained to screen commercial and industrial uses from adjacent residential districts or uses.

(2) Alternate screening plan. The Planning Board, if the project is under review by the Planning Board, or the Code Enforcement Officer may approve an alternate screening plan which makes use of other methods to meet the intent of this screening requirement.

§ 275-5.8. Commercial-B District (C-B).

[Amended 10-15-2024 by Ord. No. 179-2024; 5-20-2025 by Ord. No. 101-2025; 11-18-2025 by Ord. No. 209-2025]

A. Description and purpose. The C-B District is principally for commercial activity which would be incompatible with the concentration of establishments in the C-A District because of their requirements for larger areas of land than are customarily available in the C-A District.

B. C-B permitted uses:

(1) Any use permitted in the Commercial-A District, including apartments; except that new

apartments are not allowed on the ground floor level of buildings on Kennedy Memorial Drive, Main Street northwest of High Street, or in any strip mall or shopping center.

(2) Drive-in or outdoor service establishments.

(3) Outdoor storage areas and self-storage units, subject to the provisions for screening in § **275-4.26** of this chapter.

(4) Wholesaling.

(5) Assisted-living facilities.

(6) Automotive sales, service, wash and repairs (including retailing and dispensing of automotive fuels) in accordance with § **275-4.6**, Automobile businesses.

(7) Sales and service of boats, trailers, snowmobiles and all-terrain vehicles.

C. C-B accessory uses:

(1) Warehousing as accessory to a wholesaling establishment.

D. C-B prohibited uses:

(1) Trucking terminals.

E. Off-street parking and loading requirements. Off-street parking and loading space shall be provided as required in § **275-4.23** of this chapter.

F. C-B dimensional requirements.[1]

(1) Lot size: No minimum.

(2) Frontage: No minimum.

(3) Front setback: 30 feet.

(4) Side yard: 50 feet.

(5) Rear yard: 50 feet.

Notes:

[1] When the Maine Uniform Building and Energy Code and NFPA 101 require the addition of a second means of egress to an existing building, stated setbacks do not apply.

Development located within the shoreland zone must meet the requirements for minimum lot size, maximum lot coverage, minimum shore frontage and minimum setback from high water line contained in § **275-4.27J(1)**.

G. Screening requirements. Adjacent to residential districts or uses, a buffer strip of evergreen plantings, at least 20 feet in width and of an ultimate height of 10 feet, shall be planted and maintained, and a solid fence shall be constructed in conformity to § **275-4.26A**. The Planning Board may, if requested by the applicant, approve an alternate screening plan which makes use of other methods to meet the intent of this screening requirement.

SALE/LEGAL DOCS

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Property address as set forth in the Mortgage Deed recorded in the Kennebec County Registry of Deeds in Book 14333, Page 188: 72 Armory Road, Waterville, Kennebec County, Maine;
(Mortgagee makes no representation as to the accuracy of the physical property address)

By virtue of and in execution of the Power of Sale contained in a certain Mortgage Deed given **JT Real Estate Holdings, LLC** to **Kennebec Savings Bank** dated January 25, 2022, and recorded in the Kennebec County Registry of Deeds, Book 14333, Page 188, of which Mortgage Kennebec Savings Bank is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, the property described in said Mortgage is located at 72 armory Road, Waterville, Maine, and will be sold at public sale on September 30, 2026 at 11:00 a.m. The public sale will be held at 72 Armory Road, Waterville, Maine. Refer to the Mortgage Deed for the complete legal description of the property.

At the Mortgagee's sole and exclusive discretion, the above-described premises will be sold in its entirety with any and all buildings located thereon and any and all rights, easements, privileges, and appurtenances belonging thereto, all of the foregoing shall hereinafter collectively be called the Property.

The foregoing premises shall be conveyed subject to the following items:

1. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the purchaser).
2. Any and all encumbrances and easements of record and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
3. Any condition which a physical examination or adequate survey of the premises might reveal.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records.
5. All outstanding municipal fees and charges, including water and sewer and municipal taxes, including those which constitute liens encumbering the property.

TERMS OF SALE

THE PROPERTY HEREIN ABOVE DESCRIBED IS BEING SOLD ON AN "AS IS" "WHERE IS" BASIS, WITHOUT ANY WARRANTY WHATSOEVER AS TO THE CONDITION, FITNESS, SIZE, HABITABILITY, MERCHANTABILITY, OR LOCATION OF THE PROPERTY OR THE STATE OF TITLE TO THE PROPERTY.

In order to qualify to bid at the public sale, the bidder must provide a deposit of $5,000.00. The deposit must be cash, wire, or certified U.S. funds payable to Tranzon Auction Properties. The high bidder will be required to increase the deposit, as necessary, to equal ten present (10%) of the sale price within five (5) days of the public sale. The deposit(s) must be cash, wire or certified U.S.

funds payable to Tranzon Auction Properties and are non-refundable. At the close of the public sale, the high bidder must sign a purchase and sale agreement with Kennebec Savings Bank, which agreement shall provide in part (1) that the purchaser will be responsible for all real estate transfer taxes, real estate taxes and other municipal charges attributable to the respective property unpaid and in arrears and for all subsequent tax years, and (2) that a closing of the sale shall be held within forty-five (45) days of the public sale where, upon presentation by Kennebec Savings Bank of the duly executed Release Deed, the remaining balance of the purchase price will be due in cash or certified funds. Kennebec Savings Bank expressly reserves the right to bid without making the required deposit, to modify the terms of the sale set forth above, to add additional terms as it so wishes, and to authorize the mortgagor to sell the property prior to the public sale date. Other terms and conditions of sale, including any modification or additions to the terms set forth above, will be announced by Tranzon Auction Properties at the time of the sale.

For further information, please contact Tranzon Auction Properties, 257 Deering Avenue, Suite 204, Portland, Maine 04103-4858 ■ (207) 775-4300 ■ www.tranzon.com ■ Auctioneer

KENNEBEC SAVINGS BANK

Dated: September 1, 2026

By: ______________________________

Janna Gau, Esq., Bar No. 6043
Bruce B. Hochman, Esq., Bar No. 3017
Katahdin Law LLC
P.O. Box 895
Bangor, ME 04402
Attorney for Kennebec Savings Bank

STATE OF MAINE
PENOBSCOT, ss.

September 1, 2026

Personally appeared the above-named Janna Gau, in her capacity as attorney for Kennebec Savings Bank, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Kennebec Savings Bank.

Katrina D cote
Notary Public
Name: ______________________
My Commission Expires: ____________

KATRINA D. COTE
Notary Public
Maine
My Commission Expires August 28, 2030

DISCLAIMER

Kennebec Savings Bank and Tranzon Auction Properties have provided the information contained in this bid package to persons interested in bidding for the property described herein. Each believe the information contained herein to be accurate and complete. ***However, neither Kennebec Savings Bank nor Tranzon Auction Properties, nor their respective agents, employees or attorneys, make any warranties of any kind as to the accuracy or completeness of the information contained herein.*** Interested bidders are urged to make such an independent investigation as to each of those matters to which an ordinary and prudent buyer would inquire.

Tranzon Auction Properties, 257 Deering Avenue, Suite 204, Portland, Maine 04103-4858 ■ (207) 775-4300 ■ www.tranzon.com ■ Auctioneer

Bruce B. Hochman, Esq. and Janna Gau, Esq., Katahdin Law LLC, 175 Exchange Street, Suite 260, P.O. Box 895, Bangor, ME 04401 ■ (207) 430-8885 ■ Attorneys for Kennebec Savings Bank

TERMS AND CONDITIONS OF PUBLIC SALE

Kennebec Savings Bank v. JT Real Estate Holdings, LLC et al.
72 Armory Road, Waterville, Kennebec County, Maine

The following are the terms and conditions of the public sale pursuant to 14 M.R.S. §§6203-A et seq., and 11 M.R.S. § 9-1610 of the real and personal property pledged to Kennebec Savings Bank by JT Real Estate Holdings, LLC, are as follows:

1. Property: The real and personal property to be sold includes the following:

   (a) the real estate, together with any improvements thereon, located generally at 72 Armory Road, Waterville, Maine, more particularly described in the Mortgage Deed from JT Real Estate Holdings, LLC to Kennebec Savings Bank dated January 25, 2022, and recorded in the Kennebec County Registry of Deeds in Book 14333, Page 188 (the "Property").

The Property shall be sold at the public sale in its entirety. Notwithstanding the foregoing, Kennebec Savings Bank reserves the right to sell all or any portion of the Property separately.

2. The sale of the Property is being conducted by Tranzon Auction Properties, 257 Deering Avenue, Suite 204, Portland, Maine, Agency License AC90600017, Michael B. Carey, Maine Auction License AR00001466 (the "Auctioneer"), pursuant to 14 M.R.S. §§ 6203-A et seq.

3. The public sale will be held on September 30, 2026, at 11:00 a.m. at 72 Armory Road, Waterville, Maine.

4. Kennebec Savings Bank reserves the right to refuse or to accept any unusual or irregular bid for the Property; to hold recesses from time to time during the public sale as the Auctioneer may determine; to adjourn or to continue the public sale from time to time, without notice to any person; and to amend the terms and conditions of the public sale as it deems necessary or desirable, in its sole discretion. Kennebec Savings Bank further reserves the right to bid without submitting any deposit and to withdraw any bid made by it. Kennebec Savings Bank may withdraw the Property at any time until the Auctioneer announces the completion of the sale.

5. The bidding will be conducted as a public sale. All interested bidders shall be required to register and submit a deposit in the amount of Five Thousand Dollars ($5,000.00) in certified U.S. funds made payable to Tranzon Auction Properties in order to participate in the public sale. The high bidder will be required to increase the deposit, as necessary, to equal ten present (10%) of the sale price within five (5) days of the public sale. At the completion of the public sale, subject to confirmation by Kennebec Savings Bank, the highest bidder will be required will sign a Purchase and Sale Agreement substantially in the form attached hereto. A record of bidding will be maintained by Kennebec Savings Bank for its own use.

6. The successful bidder shall apply the bid qualification deposit of Five Thousand Dollars ($5,000.00) as a non-refundable deposit at the time of signing the Purchase and Sale Agreement. The high bidder will be required to increase the deposit, as necessary, to equal ten present (10%) of the sale price within five (5) days of the public sale. The entire deposit(s) is non-refundable. The balance of the purchase price payable by the successful bidder shall be paid in certified U.S. funds at the closing to be held on or before forty-five (45) days from the date of public sale as set forth in the Purchase and Sale Agreement.

7. Kennebec Savings Bank and the successful bidder authorize the Auctioneer, its agents and employees, to disclose the public auction highest bid price to any party prior to the actual closing date, or in the event of a non-confirmed, canceled, or defaulted sale.

8. Kennebec Savings Bank will convey the Property by Release Deed, subject to the following items:

a. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the purchaser).

b. Any and all encumbrances and easements, whether or not of record in the applicable Registry of Deeds, and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.

c. Any condition which a physical examination or adequate survey of the Property might reveal.

d. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records.

e. The rights of tenants and persons in possession, if any.

f. The conveyance will be subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the applicable Registry of Deeds, including, but not limited to, water and sewer, and municipal or quasi-municipal taxes.

g. Any and all State sales taxes and real estate transfer taxes, including Kennebec Savings Bank's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by the purchaser at closing.

9. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, that bidder's deposit will be retained by Kennebec Savings Bank unless the bidding is reopened, there is a new high bid satisfactory to Kennebec Savings Bank, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of the bidding

and compliance with the terms of the sale, Kennebec Savings Bank shall declare that the terms of the sale have been complied with and that the sale is closed.

10. The purchaser's commitment under the Purchase and Sale Agreement will not be contingent upon securing financing or upon any other condition; the purchaser's deposit will not be refunded due to an inability to obtain financing or any other failure by purchaser to perform.

11. Seller, in selling the Property, is conducting a foreclosure sale. The Property is sold "AS IS, WHERE IS", with all existing defects and without any warranties of any kind, even as to fitness for a particular purpose, habitability, or merchantability. All bidders are invited to inspect the real estate and the public records prior to making a bid. No warranties, guaranties, or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Property, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, title to the Property, environmental compliance, or its compliance with any applicable zoning or land use regulations, law, or ordinances. The purchaser will assume responsibility and expense for any title search, title examination or title insurance. THE PURCHASER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF THE PROPERTY AND THE ASSUMPTION OF ALL RISKS RELATING TO UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATIONS MADE BY KENNEBEC SAVINGS BANK, KEENAN AUCTION COMPANY, OR THEIR RESPECTIVE REPRESENTATIVES AND AGENTS.

12. Kennebec Savings Bank specifically disclaims, and purchaser acknowledges that Kennebec Savings Bank shall not be responsible for or obligated now or at any time in the future to protect, exonerate, defend, indemnify, and save purchaser or its successors or assigns, harmless from and against any loss, damage, cost, expense, clean-up or liability, including, but not limited to, attorneys' fees and court costs, and including, but not limited to such loss, damage, cost, expense, or liability, based on personal injury, death, loss, or damage to property suffered or incurred by any person, corporation, or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter, or material on the Property.

13. In the event of loss or damage to the Property after the execution of the Purchase and Sale Agreement and prior to the closing, purchaser shall have the risk of loss.

14. In the case of disputed bidding, Tranzon Auction Properties shall be the sole and absolute judge of such dispute.

15. If the purchaser fails to perform at the closing, the purchaser's deposit(s) will be retained by the Auctioneer. A bidder or purchaser whose deposit is retained under this paragraph will also be responsible for any and all consequential damages and additional costs, deficiencies, expenses, and losses suffered as a result of purchaser's failure to perform, including without limitation, reasonable attorneys' fees. Further, Kennebec Savings Bank reserves the right either to (a) contact the next highest bidder and allow that party to purchase the Property for the next highest bid as the assignee of the highest bidder; or (b) hold a new sale of the Property. Kennebec

Savings Bank shall have no obligation, and specifically disclaims any responsibility, to provide notice of any kind to any person subsequent to the public sale.

16. All of the terms and conditions set forth in the notice of public sale published in Kennebec Journal on September 4, September 11 and September 18, 2026, are deemed to be incorporated herein by reference.

17. In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.

18. OTHER OR ADDITIONAL TERMS MAY BE ANNOUNCED AT THE PUBLIC SALE, IN WHICH EVENT SUCH TERMS AND CONDITIONS SHALL BE DEEMED TO BE INCORPORATED HEREIN BY REFERENCE.

19. Applicable Law: You have signed a written binding contract agreeing to the terms and conditions of sale and understand that any bid you make falls under the Maine Auction Law, Title II, Section 2-328, of the Uniform Commercial Code and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine 04330.

PURCHASE AND SALE AGREEMENT

KENNEBEC SAVINGS BANK, a Maine banking corporation having a place of business in Augusta, Kennebec , Maine (the "Seller"), and ____________________________, whose address is___________________, ________________________ ([collectively], the "Purchaser"), for consideration paid, agree as follows:

1. Property: The real property to be sold includes the following:

(a) the real estate, together with any improvements thereon, located generally at 72 Armory Road, Waterville, Kennebec County, Maine, more particularly described in the Mortgage Deed from JT Real Estate Holdings, LLC to Kennebec Savings Bank dated January 25, 2022, and recorded in the Kennebec County Registry of Deeds in Book 14333, Page 188 (the "Property").

2. Purchase Price: The purchase price for the Property is (bid amount) ___________ ____ ($_______________). Purchaser has this day deposited cash or certified U.S. funds made payable to Tranzon Auction Properties (the "Auctioneer") in the amount of Five Thousand Dollars ($5,000.00), receipt of which nonrefundable deposit is acknowledged by Auctioneer's signature below. As appropriate, Purchaser shall pay to the Auctioneer the additional amounts necessary to achieve a deposit of ten percent (10%) of the total purchase price for the Property by cash or personal check within five (5) days of the public sale. The balance of the total purchase price shall be paid in certified U.S. funds made payable to Kennebec Savings Bank, at closing. For the sake of convenience, the amounts required to be paid in accordance with this paragraph are as follows:

[a] Total Purchase Price (bid amount)		$___________
[b] Non-refundable Deposit	$ 5,000.00	
[c] Additional Non-refundable Deposit (if any)	$____________	
[d] Total Deposits ([b] + [c])		$_____________
[e] Balance Due at Closing ([a] - [d])		$_____________

3. Closing: The closing shall take place at Katahdin Law LLC, 175 Exchange Street, Suite 260, Bangor, Maine 04401, or at such other place as may be agreed between the parties, on or before forty-five (45) days from the date of this Agreement, at a date and time mutually agreeable to the parties.

4. Title: Purchaser shall be solely responsible for any expense related to any title or UCC search, title examination, or title insurance. In the event Purchaser elects to utilize a certain specimen title insurance policy provided by Seller, Purchaser shall pay the cost of the title insurance premium for issuing a final policy and any additional costs of title search and examination. In the event that Seller has provided to Purchaser copies of title abstracts, policies,

or other title or survey information, Purchaser acknowledges that Seller shall have no responsibility or liability in connection therewith, it being understood that Purchaser is relying solely upon the title search ordered by it and the final title evidence issued as a result of said title search. Purchaser will assume responsibility and expense for any title search, title examination or title insurance. Seller shall not be required to execute any title insurance affidavits or similar documents relating to the Property.

5. Deed: Seller shall, on the date of closing, execute and deliver to Purchaser a Release Deed conveying the Property to Purchaser in fee simple. Seller makes no warranties, guaranties, or representations of any kind or nature concerning the value of the Property, the physical condition of or title to the Property or any improvements located thereon, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, environmental compliance, or compliance with any applicable federal, state, or local law, ordinance, or regulation. Further, the Property is specifically sold without any express or implied warranties of habitability or title, and is sold "AS IS, WHERE IS". In the event that more than one purchaser executes this Agreement, the deed from Seller to Purchaser will be a deed to Purchaser as tenants in common unless otherwise indicated below.

Purchaser's election as to the form of ownership in the deed of conveyance from Seller (if no election is made, a deed to multiple parties shall be to the grantees as tenants in common):

□ joint tenancy
□ tenancy in common
□ not applicable (e.g. purchaser is an individual, corporate entity, or trustee)

Notwithstanding the foregoing, Purchaser expressly acknowledges and agrees that Purchaser shall be responsible for confirming the form of tenancy set forth in the deed of conveyance and that Seller shall have no responsibility or liability therefor.

6. Residential Real Property Disclosures: The Purchaser acknowledges that this transaction is exempt from the residential property disclosure requirements of Title 33, Chapter 7, Subchapter 1-A of the Maine Revised Statutes.

7. Public Auction Highest Bid Price Disclosure: The Seller and Purchaser authorize the Auctioneer, its agents and employees, to disclose the public auction highest bid price to any party prior to the actual closing date, or in the event of a non-confirmed, canceled, or defaulted sale.

8. Personal Property: Purchaser acknowledges that there are or may be items of personal property situated on or in the Property, and that Seller is conveying its interest in such personal property to Purchaser. Purchaser acknowledges that Seller has made and will make no representations as to the legal character of specific property as real or personal in nature. Seller reserves the right, but not the obligation, for itself and its assigns, to remove any personal property from the Property without liability of any kind to the purchaser of the Property for any loss, injury, or damage sustained as a result of the storage or removal of any personal property.

9. Purchaser's Default: In the event Purchaser fails to fulfill any of Purchaser's obligations hereunder, including failure to tender the deposits as required hereunder, then Seller shall retain Purchaser's said deposits, and may, at Seller's option, pursue any remedies at law or equity, including specific performance.

10. Encumbrances, Liens and Assessments; Taxes: Purchaser acknowledges and agrees that the Property will be sold at closing subject to (a) any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Purchaser); (b) any and all encumbrances and easements, whether or not of record in the applicable Registry of Deeds, and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions; (c) any condition which a physical examination or adequate survey of the Property might reveal; (d) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records; (e) the rights of tenants and persons in possession, if any; (f) all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the applicable Registry of Deeds, including, but not limited to, water and sewer, and municipal or quasi-municipal taxes; (g) all transfer taxes and sales taxes assessed by the State of Maine, including Seller's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by Purchaser at closing.

11. Broker's Commission: Each party represents to the other that it has not dealt with any real estate broker nor is there any broker's commission due in connection with Purchaser's purchase of the Property. In the event that a broker claims such a commission, the party having contact with said broker shall be responsible for satisfying such claim for commission.

12. Risk of Loss: Purchaser acknowledges and agrees that all risk of loss or damage to the Property prior to the closing shall be borne by Purchaser.

13. Representations; Construction: Purchaser acknowledges that Purchaser has not relied upon any oral or written representation of the Seller, or any of Seller's employees, agents, or attorneys. Purchaser agrees that in the event of any ambiguity as to the meaning or intent of the terms or obligations set forth herein, or any documents executed in connection herewith, such ambiguous term or provision shall not be construed more favorably to one party than to another.

14. Limitation on Purchaser Damages: Purchaser agrees that in any dispute or action arising out of this Agreement, or the matters described herein, the damages to which Purchaser may be due at any time and as against Seller for any reason shall be specifically limited to the amount of Purchaser's deposit, repayable without interest, and that under no circumstances may such damages include any claim for punitive damages, lost profits or investment opportunities, or attorneys' fees.

15. Waiver of Jury Trial: Purchaser agrees that in the event of any dispute as between Purchaser and Seller and relating to the subject matter of this Agreement, or the property hereby contemplated to be transferred by Seller to Purchaser, such dispute shall (unless Seller shall have

demanded arbitration as set forth in this Agreement) be tried before a single Justice of the Superior Court for the county in which the Property is located, sitting without a jury.

16. Arbitration: Purchaser agrees that in any dispute or controversy with Seller as to the terms of this Agreement, or with respect to the matters described herein, and whether sounding in contract or tort, shall, at the election of Seller and at any time, be resolved by binding arbitration in accordance with the applicable provisions of the Maine Uniform Arbitration Act, at 14 M.R.S. §§ 5927 et seq. and as the same may be amended from time to time. Seller may further elect to submit less than all disputes or controversies as between Purchaser and Seller to binding arbitration. Nothing herein shall be construed as limiting the rights or remedies of Seller pursuant to this Agreement or any document or agreement as between Purchaser and Seller and at any time, whether or not Seller shall have previously demanded such arbitration.

17. Binding Effect; Assignment: This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, and permitted assigns, except that Purchaser may not assign this Agreement to any party without Seller's written consent. Purchaser's obligations and liability to Seller pursuant to this Agreement expressly shall survive any such assignment.

18. Severability: If any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity or enforceability of any other provision hereof.

19. Incorporation of Provisions: This Agreement expressly incorporates the terms and conditions of sale set forth in the Terms and Conditions of Public Sale distributed by the Auctioneer to registered bidders at the time of registration to bid, and, if applicable, further incorporates the terms and conditions of sale as announced by the Auctioneer at the public sale conducted on September 30, 2026.

20. Entire Agreement; Governing Law: This Agreement, including the incorporated provisions and the Disclosure, constitutes the entire agreement between the parties, supersedes all prior negotiations and understandings, and shall not be altered or amended, except by written amendment signed by Seller and Purchaser. This Agreement shall be governed by Maine law. For purposes hereof, the date of this Agreement is September 30, 2026.

21. Time for Performance: TIME IS OF THE ESSENCE. Should Purchaser default in any obligation under this Agreement, Purchaser agrees to indemnify and hold Seller harmless from any resulting or consequential loss, claim, or damage of any kind whatsoever, including but not limited to any attorneys' fees incurred by Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate originals on the day, month, and year written below.

WITNESSES:	KENNEBEC SAVINGS BANK
______________________________	By______________________________
	Erica Bean Date
	Its Collections Officer
______________________________	______________________________
	Purchaser Date
	______________________________
	Social Security Number/Tax Identification Number
______________________________	______________________________
	Purchaser Date
	______________________________
	Social Security Number/Tax Identification Number
	TRANZON AUCTION PROPERTIES
______________________________	By______________________________
	Mike Carey Date
	Its CO-CEO

RELEASE DEED

DLN # ____________

KENNEBEC SAVINGS BANK, a Maine banking corporation having a place of business in Augusta, Kennebec County, Maine, for consideration paid, releases to ___________________, of __________________, __________________, having a mailing address of ________________________________, any and all right, title and interest in and to a certain lot or parcel of land with the buildings thereon, situated at 72 Armory Road in Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

Certain lots or parcels of land, together with the buildings located thereon, situated on the Armory Road, in Waterville, Kennebec County, Maine, said lots being more particularly described as follows:

Parcel 1:
Beginning at a point in the southerly line of Armory Road which is 687.28 feet easterly of the intersection of the easterly line of Main Street and the southerly line of Armory Road; thence southerly a distance of 144 feet, more or less; thence north 85 degrees 50 minutes east a distance of 30 feet; thence northeasterly a distance of 180 feet, more or less, along the northerly line of property now or formerly of Flood and being a certain right of way or easement to the southerly line of Armory Road; thence westerly in said southerly line a distance of 134 feet to an angle point in said southerly line; thence northwesterly in said southerly line a distance of 34.5 feet, more or less, to the point of beginning.

Excepting and reserving however, an easement to lay, maintain, repair, alter and remove sewer pipes and to use the same for sewer purposes and to enter upon the property subject to the easement, said easement being in and across the aforesaid premises in an east-west direction on a strip of land 15 feet in width the northerly bound of which is said Armory Road; and also, all rights to lay and maintain sewer and water pipes in the aforesaid certain area of land 80 feet in width lying easterly of the above described property.

Also conveying the right to enter and use the sewer line located in the aforesaid sewer easement, provided the grantees, their heirs and assigns, shall maintain the manhole located on the principal lot herein conveyed.

Excepting and subject to the provisions in the conveyance from Hodge & Gillmor to Lewis J. Rosenthal, et al., dated August 29, 1966, recorded in said Registry, Book 1425, Page 922.

Parcel 2:
All right, title and interest in and to a certain lot or parcel of land in said Waterville, and being a portion of an area of land 80 feet in width adjoining land now or

formerly of Hodge & Gillmor on the southerly side of Armory Road, the part hereby conveyed being bounded and described as follows:

Beginning at a point in the southerly line of the Armory Road at the northeasterly comer of lot conveyed to Robert J. Hodge, Jr. and John P. Gillmor by Nicholas and Marjorie Saporita, which point is also the northwesterly comer of lot of said area 80 feet in width; thence southwesterly along the land formerly of said Hodge and Gillmor to their southeasterly comer; thence easterly in a line parallel to Armory Road and in the southerly line of land formerly of Hodge and Gillmor extended easterly a distance of 12 feet; thence northeasterly and parallel to the line of the lot formerly of said Hodge & Gillmor to the southerly line of said Armory Road; thence westerly in the southerly line of the Armory Road, a distance of 12 feet to the point of beginning.

Subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the Kennebec County Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title, reference may be had to the Mortgage Deed granted by JT Real Estate Holdings, LLC to Kennebec Savings Bank dated January 25, 2022, and recorded in the Kennebec County Registry of Deeds in Book 14333, Page 188 (the "Mortgage"). The Grantor foreclosed the Mortgage pursuant to the Power of Sale provision contained in the Mortgage. A Notice of Mortgagee's Sale of Real Estate was recorded in the Kennebec County Registry of Deeds in Book _______, Page _____, on September __, 2026. This deed is given to Grantee as successful bidder at the sale held on September 30, 2026.

IN WITNESS WHEREOF, Kennebec Savings Bank has caused this instrument to be signed by its undersigned officer, duly authorized, this ____day of October, 2026.

WITNESS: KENNEBEC SAVINGS BANK

_____________________________________ By ___________________________________

Craig J. Garofalo
Its Executive Vice President

State of Maine
Kennebec, ss. October ____, 2026

Personally appeared the above-named Craig J. Garofalo, Executive Vice President of Kennebec Savings Bank, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Kennebec Savings Bank.

____
Notary Public/Attorney-at-Law

____
Print or type name as signed

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