



12

MACHIAS



PROPERTY DISCLOSURE (Non-Residential Properties)

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

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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:

none known

(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 known

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials EJ RF _____

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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: _____~~

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: _____~~

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: _____~~

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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: 23029C1629E Year: 7/18/2017 (Attach a copy)

Comments: none

Source of Section V information: FEMA Flood Mapping Service

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

Elizabeth French 12/11/2025
Seller Date
MRRE Holdings LLC

Robert French 12/10/2025
Seller Date
MRRE Holdings LLC

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.

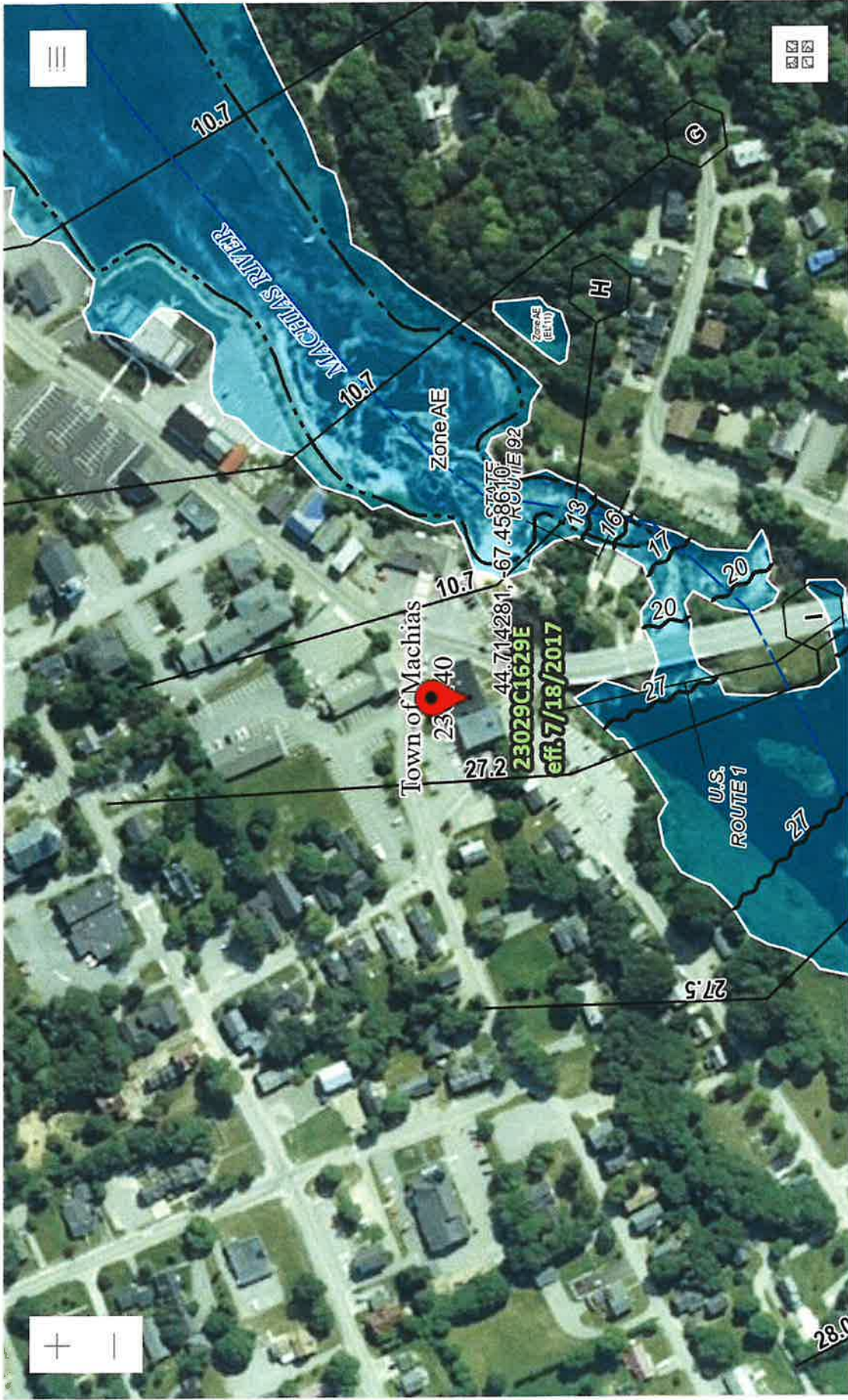
Buyer Date

Buyer Date

Buyer Date

Buyer Date





USGS, USDA, The National Map: Orthoimagery, March 12, 2025. Powered by Esri

MAP PANELS	<ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<ul style="list-style-type: none"> SPECIAL FLOOD HAZARD AREAS Without Base Flood Elevation (BFE) Zone X, AE, AH With BFE or Depth Regulatory Floodway Zone AE, AD, AH, VE, AR 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 	<ul style="list-style-type: none"> OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<ul style="list-style-type: none"> GENERAL STRUCTURES

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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: yearly Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
~~If Yes, are test results available? Yes No~~
~~What steps were taken to remedy the problem? _____~~

~~IF PRIVATE. (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown~~

Comments: Machias Water Co. tests the water annually & provides each property owner a report.

Source of Section I information: Seller; Public Information
Buyer Initials _____ Page 1 of 8 Seller Initials EF RF

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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: _____~~

~~Overboard Discharge (38 MRS Section 413(3) and (3-A))~~

~~Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____~~

~~Tank Type: Concrete Metal Unknown Other: _____~~

~~Location: _____ 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: _____~~

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: _____ Yes No Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ 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~~

Comments: none

Source of Section II information: Seller; Public Information

Buyer Initials _____

Seller Initials EF RF

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HW Boiler			
Age of system(s) or source(s)	~ 1980			
TYPE(S) of Fuel	Fuel Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	6131.3 gallons			
Name of company that services system(s) or source(s)	JL Huntley			
Date of most recent service call	Nov. 2024			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	10.28.24 New Hybrid HW Heater	Installed and tied to the HW	Boiler to facilitate Efficiency of	the system for entire building

- 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: unknown

- Direct and/or Power Vent(s): Yes No Unknown
- ~~Has vent(s) been inspected? Yes No Unknown~~

~~If Yes, date: _____~~

Comments: **none**

Source of Section III information: **Seller; JL Huntley**

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 _____

Seller Initials EF RF

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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

~~Have you experienced any problems such as leakage? Yes No Unknown~~

Comments: none

Source of information: Seller

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: possibly asbestos in siding, unconfirmed

Source of information: Seller; Agent Observation

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

~~If Yes: Date: _____ By: _____~~

~~Results: _____~~

~~If applicable, what remedial steps were taken? _____~~

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

~~Are test results available? Yes No~~

Results/Comments: Machias Water Co. tests the water yearly, provides property owners the results.

Source of information: Sellers; Public Information

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: None

Source of information: Seller

Buyer Initials _____

Seller Initials EJ RF

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

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: exterior trim work in some areas

Source of information: Seller; Agent Observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: none

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

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: customary power, water, sewer & public roadway easements apply.

Source of information: Deed; Public Information

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: _____~~

Buyer Initials _____

Seller Initials EF RF

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

SECTION VI – 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:~~ _____

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:~~ _____

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: 23029C1629E Year: 7/18/2017 (Attach a copy)

Comments: none

Source of Section VI information: Seller; FEMA Flood Mapping Service

Buyer Initials _____ Page 6 of 8 Seller Initials EF RF

PROPERTY LOCATED AT: 4 Colonial Way, Machias, ME 04654

SECTION VII - GENERAL INFORMATION

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 the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... Yes No Unknown

~~If Yes, explain:~~

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: none

Year Principal Structure Built: 1928 What year did Seller acquire property? 2016

Roof: Year Shingles/Other Installed: rubber roof - 2002

Water, moisture or leakage: none

Comments: none

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: none

Mold: Has the property ever been tested for mold? Yes No Unknown

~~If Yes, are test results available? Yes No~~

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: none

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: none

Buyer Initials _____

Seller Initials EF RF

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN MRRE Holdings LLC, MRRE Holdings LLC (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 4 Colonial Way, Machias, ME 04654

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.

_____	_____	<i>Elizabeth French</i>	_____	12/11/2025
Buyer	Date	Seller MRRE Holdings LLC	_____	Date
_____	_____	<i>Robert French</i>	_____	12/10/2025
Buyer	Date	Seller MRRE Holdings LLC	_____	Date
_____	_____	Seller	_____	Date
Buyer	Date	Seller	_____	Date
_____	_____	<i>Karen Eldridge</i>	_____	12/10/2025
Agent	Date	Agent Karen Eldridge; Nicole Ball	_____	Date



WARRANTY DEED

KDS VENTURE, LLC, a Maine limited liability company duly organized under the laws of the State of Maine, with a registered office at 24 Center Street, P.O. Box 437, Machias, ME 04654,

for consideration paid,

grants unto MRRE HOLDINGS, LLC, a Maine limited liability company duly organized under the laws of the State of Maine, having a place of business at 2093 Cutler Road, Cutler, ME 04626, with WARRANTY COVENANTS,

A certain lot or parcel of land, with the buildings and improvements thereon, situated in Machias, County of Washington, and State of Maine, and more particularly bounded and described as follows, to wit:

Beginning on the South side of Main Street at an iron stake marking the Northeast corner of land formerly owned by D.C. and T.G. Getchell and now or formerly owned by Henry J. Riopell, thence southerly on the dividing line between the lot herein conveyed and the said Riopell lot to an iron stake marking the Southwest corner of the lot herein conveyed; thence North eighty-five degrees fifteen minutes East to an iron stake; thence running North fifty-eight degrees East thirty-seven feet and three inches to an iron stake; thence North twenty-nine degrees East thirty-six feet two and one-half inches to an iron bolt; thence North four and one-half degrees West twenty-nine feet and two inches; thence North eighty-seven degrees and forty-five minutes West ninety-seven feet and four inches to the place of beginning.

The cited call herein of "North 58 degrees East 37 feet and 3 inches" is in substitution of an erroneous call recited as "North 58 degrees West 37 feet and 3 inches" as the same appears in prior deeds of record.

Subject to Notice of Layout and Taking by the State of Maine for highway purposes dated June 10, 1987 and recorded in Volume 1452, Page 064 of the Washington County Registry of Deeds.

Meaning to convey and hereby conveying all and the same premises as described in Warranty Deed from August Enterprises, LLC to KDS Venture, LLC, the Grantor herein, dated April 8, 2003 and recorded in Volume 2729, Page 303 of the Washington County Registry of Deeds.

It is the expressed intention of the Grantor herein to convey to the Grantee, aforesaid, all rights, easements, privileges and appurtenances belonging to the granted estate.

TRANSFER TAX PAID

IN WITNESS WHEREOF, KDS VENTURE, LLC has caused this deed to be executed by Michael Sansing and Patricia Sansing, its members thereunto duly authorized this 11th day of February, 2016.

SIGNED, SEALED AND DELIVERED

In the presence of

[Signature]
Witness

KDS VENTURE, LLC
BY [Signature]
MICHAEL SANSING, Member

[Signature]
Witness

BY [Signature]
PATRICIA SANSING, Member

STATE OF MAINE
Washington, ss.

February 11th, 2016

Personally appeared the above named MICHAEL SANSING and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

[Signature]
Notary Public

Carl A. Willoughby
Type/print name of Notary Public

SV119-545\warrantydeed.doc

Carl A. Willoughby
Notary Public - Maine
Commission Expires 08/12/2022

Received
Recorded Register of Deeds
Feb 16, 2016 12:01:04P
Washington County
Sharon D. Strout