

Appendix C – Seller’s Property Disclosure

Under Maine Law, certain information must be made available to Buyers prior to or during preparation of the offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any Buyer.

Property Owner: University of Maine System
Property Address: Houlton Higher Educational Center, 18 Military Street, Houlton, ME 04730
County: Aroostook
Map/Lot: Map 34, Lot 3-006
Book/Page: Book 3368 Page 177

Municipal Information

Zoning: “Central Business District”
Total Real Estate Taxes: \$0 (Property is Tax Exempt)
Mil Rate: \$23.80/\$1,000 in assessed value
Assessment Ratio: 100%
Land Assessment: \$55,096
Building Assessment: \$832,700
Personal Property: \$0.00
Exemptions: \$0.00

Total Assessment: \$887,796
Total Appraisal Value: \$960,000

Site Characteristics

1. Type: University Classroom outreach center
2. Acreage: +-2.49 acres, per tax records
3. Subject Property: +-15,248 sf of space,
4. Access: Good via two-way, two-lane paved public road.
5. Visibility / Exposure: Excellent on Military Avenue and Bangor Streets, Attractive, well landscaped grounds.
6. Site Improvements: Extensive paved on-site parking, lawn areas.
7. Road Frontage: Bangor Street – 348.40’
Military Street – 265’
8. Number of Lanes: 2 lanes, 1-way on each street
9. Flood Zone Map & Date: Map 2300210004B Dated: 8/19/1991
10. Flood Zone Description: Zone X – no portion of the subject property is located in a flood zone or velocity hazard district.
11. Location Description: High density mixed commercial next to historic downtown
12. Primary Access: Military Street
13. Paved Road: Yes
14. Publicly Maintained: Yes
15. Secondary Access: Bangor Street (two-way, two-lane paved).
16. # of Lanes: 2 lanes, 2-way on each street.
17. Direction Flows: East to West on both streets.
18. Site Distance: 600’ in both directions.
19. Overall Visibility: Excellent on Military Street; good from Bangor Street.
20. Latest Traffic: Counts 9,040 combined on both streets.
21. Speed Limit: 25
22. Distance and Time to: +-1 mile to I-95.
23. Railroad Access: None
24. Water Frontage: None

- 25. Topography Gently sloping.
- 26. Vegetative Cover Good landscaping. Substantial lawn and good landscaping (+-27,500 sf).
- 27. Drainage Good
- 28. Views Mixed commercial.
- 29. Electricity On-site.
- 30. Natural Gas / Propane Propane
- 31. Sewage Disposal Public
- 32. Water Source Public
- 33. Paved Areas +-42,500 sf. Approximately 50% depreciated (installed in 2001).

Building Improvements

- 1. Gross Building Area 15,248 sf.
- 2. Mezzanines/Outbuildings 3' height loading dock; 84.33 sf enclosed porch, 44 sf open porch, and 96 sf wood frame storage shed
- 3. Basement No basement; concrete slabs only.
- 4. Number of Stories One story.
- 5. Building Class/ Framing Class C – masonry framing. Barn has wood framing.
- 6. Year Built (per tax records) +-1965, per tax records and the owner. Extensively remodeled in 2001, and the building has been well maintained
- 7. Hazardous Material Seller has no knowledge of the presence of hazardous materials on the property.

University Requirements

The University of Maine System requires a 'carve out" of at least 3,500 sq ft which will include the IT room where the 3-ring binder is located. This distribution hub provides connectivity to North Eastern and Northern Maine and is sponsored by the State of Maine and the University of Maine IT Department.

See photos in Exhibit A. Filename: 02C - 2024-056-RFP-RE-RFP Appendix C1 - Sellers Property Disclosure - Exhibit A - Photos

Seller’s Property Disclosure containing general information and any known defects to Buyer.

SELLER	DATE	SELLER	DATE
--------	------	--------	------

Buyer acknowledges receipt of the Seller’s Property Disclosure and understand that I/We should seek information from qualified professionals if I/We have questions or concerns.

BUYER	DATE	BUYER	DATE
-------	------	-------	------