Appendix D – 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: Skyway Hall, 1 Skyspot Lane, Presque Isle, ME 04769
County: Aroostook
Map/Lot: Map 53, Lot 177-1
Book/Page: Book 3318 Page 1

Municipal Information

Zoning: “Residential Office”
Total Real Estate Taxes: $0 (Property is Tax Exempt).
Assessed Value: City of Presque Isle has no assessed values on the property.

Site

Number of Parcels: 1
Total Acreage: 6.44 acres, per deed and property tax map
Usable Acreage: 6.44 acres

Property Conditions and Disclosures

1. **Type:** Two masonry buildings on 6.44 acres of land. One of the buildings houses 8 two-bedroom apartments, whereas the other is currently being utilized as an Alternative Education Center, with an attached 3 car garage.

2. **Topography:** Level
3. **Access:** Skyway Street: Northern Road
4. **Visibility / Exposure:** Good from both directions
5. **Site Improvements:** Paved parking (+-45,611 sf), extensive lawn areas, fenced in tennis courts with lights
6. **Flood Zone Map & Date:** Map 2300320007B / 10-15-1980
7. **Flood Zone Description:** Zone X – no portion of the subject property is located in a flood zone or velocity hazard district.

Building Improvements

1. **Gross Building Area:** +-13,953 sf.
2. **Basement:** No basement; concrete slabs only.
3. **Outbuildings/Decks/Porches:** Three car garage and Covered porch-644 sf.
4. **Number of Stories:** One story
5. **Building Class/ Framing:** Class C - Masonry
6. **Sprinkler System:** Full wet sprinkler system
7. **Year Built (per tax records):** +1988
8. **Hazardous Material:** Seller has no knowledge of the presence of hazardous materials on the property.
9. **Subdivision:** Property has not been part of a subdivision in the last five (5) years.
10. **Soil Test:** Seller has no knowledge of a soil test being done on the property.
11. **Survey:** Seller has no knowledge of a survey being done on the property.
12. **Year Remodeled:** Remodeled over time
13. Overall Quality  Above Average (Source - Appraisal)
14. Overall Condition  Above Average (Source - Appraisal)

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
EXHIBIT A – PHOTOS

LOCATION MAPS
PROPERTY TAX MAP
SUBJECT PHOTOS – Building #1 - Faculty Apartments – 8 two bedroom units

West and North walls

North wall
East wall

INTERIOR PHOTOS
Central hallway connecting the units
Entrance to **Unit #1** (Good quality solid core wood door, keypad lock, steel casings)

Typical bedroom
Typical Kitchen
Opposite View

Typical Refrigerator
Bedroom #2

Opposite View
Typical window

Typical full bathroom – tiled floor and walls
Unit #6
Bedroom #1

Opposite View
Kitchen

Laundry room. Three commercial washers & dryers. Coin slots have been removed (tenants can use the appliances free of charge).
Request for Proposal (IT) – UMPI Houlton Higher Ed Center RE Offer  
Dated: February 13, 2024

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Common bathroom, handicap accessible
Lounge

![Image of lounge area with ping pong table and exercise equipment.]

![Image of another angle of the lounge area showing additional equipment.]

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Boiler Room
Hot water heater (67 gallon) heated by boiler

Buderus boiler and Riello burner
Sprinkler system

North wall of covered open porch connector between the apartment building and the Alternative Education Building
Close-up of North Wall of connector

Interior of Connector, facing West to faculty apartment building. Finished and lighted ceiling, concrete slab.
Alternative Education Center building
Main entrance

East and South walls

East wall
South wall

North wall
North and East walls

Exterior Deferred Maintenance Photos
Minor damage to fascia/soffit; pressure washing of brick veneer required.

Photos of remaining asphalt shingles on apartment building that require replacement
Foyer of Alternative Education Building
Teaching Kitchen (4 stoves with exhaust hoods)
Air Exchanger room

Circuit panels
Men’s bathroom
Mop sink
Women’s bathroom

Former Multi-purpose room, now used as a classroom
Adjacent serving line and Kitchen
Attached 3-Car Garage

East wall
North and East walls
Garage Interior, facing North

Overhead doors
Overhead door lift

Ceiling suspended heater
Small bathroom
Boiler room

![Boiler room image]

**VIEWS OF SITE & SITE IMPROVEMENTS**
Fenced and lighted tennis courts. Fence height = 10’6”. Facing North.

![Tennis court image]
Southeast section of parcel (large lawn area), facing East.

Northeast portion of parcel - large lawn area
Large lawn area on the Western section of the parcel

Entrance to subject property off Skyway Street onto Skyspot Lane, facing North to Skyway St.
Signage at entrance

Typical good quality Landscaping
Signage in front of the Alternative Education Building

Parking adjacent to South wall of Alternative Education building
Parking near the South wall of faculty apartment building

STREET SCENES
Facing East on Skyway Street
Facing West on Skyway Street

Entrance from Northern Road to Skyspot lane, facing South
NEIGHBORHOOD VIEWS
Presque Isle Middle School - Track and soccer field directly across Skyway St. from subject property

View of Good Track and soccer field
Presque Isle Middle school – northwest of the subject property

Southwest of property – multi-family residential development
Apartment complex/mobile home park to the East

Topographical Map
Level Terrain
Wetlands Map
No mapped wetlands
FLOOD MAP
No mapped flood zones or velocity hazard districts