

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: Hutchinson Center, 80 Belmont Avenue, Belfast Maine 04967
County: Waldo
Map/Lot: Map 5, Lot 29
Book/Page: Book 3100 Page 236

Municipal Information

Zoning: “Office Park District”
Total Real Estate Taxes: \$0 (Property is Tax Exempt)
Mil Rate: \$23.80/\$1,000 in assessed value
Assessment Ratio: 100%
Land Assessment: \$695,200
Building Assessment: \$2,249,200
Personal Property: \$0.00
Exemptions \$0.00

Total Assessment: \$2,944,400

Property Conditions and Disclosures

1. Type: University Classroom outreach center
2. Subject Property: +-30,515 sf of college building space, consisting of +-2,100 sf of office space, +-17,200 sf of classroom space, and lobby, reception, conference, utility room, storage, and rest room areas.
3. Access: Good via two-way, two-lane paved public road (Belmont Avenue)
4. Visibility / Exposure: Good on Belmont Avenue, Attractive, well landscaped main entrance.
5. Site Improvements: Extensive paved on-site parking, lawn areas.
6. Flood Zone Map & Date: Map 23027C0445E Dated: 7/6/2015
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 30,515 sf.
2. Mezzanines/Outbuildings Good concrete dining deck & open covered porch.
3. Basement No basement; concrete slabs only.
4. Number of Stories Main building has one story. Barn has 1.75 stories.
5. Building Class/ Framing Class S – steel framing. Barn has wood framing.
6. Sprinkler System Full wet system for the main building.
7. Year Built (per tax records) +-16,674 sf (original section) was constructed in 2000, per tax records. The new wiring (13,841) was constructed in 2007.
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. Seller has no knowledge of a soil test being done on the property.
11. Seller has no knowledge of a survey being done on the property.

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

March 14, 2024

Item: Addendum to the Property Disclosure

On or around February 1st, 2024, the Hutchinson Center experienced a loss of heat due to a boiler shutdown in the north wing of the facility. This unfortunate event led to a water line in a water fountain breaking, causing a water damage within the premises. Additionally, later in the month of February, a heating coil within the HVAC system of the north wing failed. This coil failure resulted in leakage, which stained the ceiling tiles. The affected ceiling tiles have since been replaced. Furthermore, the coil failure caused the sprinklers to freeze, resulting in a leaking sprinkler head. Both the sprinkler system and the leaking sprinkler head have been repaired. The sprinkler system remains turned off until the replacement of the heating coil is completed.

Repairs for the aforementioned damages have mostly been completed, except for the heating coil, which is currently on order. The University is awaiting delivery of the coil and will proceed with its replacement as soon as it arrives. Additionally, a wall directly across from the water fountain, which was saturated during the initial water damage, will be repaired with new sheet rock and paint. This work is scheduled to be completed once the ongoing tours of the building have been concluded.

The University contracted with Bouchard's Cleaning to do a full cleaning of the building to address any residual issues caused by the water damage.

Ryan Ward
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University of Maine Office of Facilities Management