

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: 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)

See photos in Exhibit A. Filename: 02C - 2024-057-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

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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