

PROPERTY LOCATED AT: 9 & 22 Jirehs Way, US Hwy 1, Hancock,

PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

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: _____ Are test results available? ☐ Yes ☐ No

To your knowledge, have any test results ever:

~~a) Been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☐ No~~
~~b) Detected perfluoroalkyl and polyfluoroalkyl (PEA) substances? ☐ Yes ☐ No~~

~~If Yes, to (a) and/or (b) above, are test results available? ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem? _____~~

~~Has the water been tested for radon? ☐ Yes ☐ No~~

~~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: _____~~

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: Left of wood shed to the right of driveway on Lot 15-1

Installed by: Shannon Drilling (Machias)

Date of Installation: 2004

USE: Number of persons currently using system: 0

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section I information: Seller

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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 malfunction?..... ☐ 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: **Tank is to the right of wood shed on Lot 15-1.** OR ☐ Unknown

Date Installed: **2023** Date last pumped: **NA** 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: **In the middle of the circular driveway on Lot 15-1.**

Date of installation of leach field: **2004** Installed by: **MacQuinns**

~~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 system was designed for? ☐ Yes ☒ No

If Yes, are they available? ☐ Yes ☐ No

Is System located in a Shoreland Zone?..... ☐ Yes ☒ No ☐ Unknown

Comments: **Brand new tank in 2023**

Source of Section II information: **Seller**

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Seller Initials Initial
RPM Initial
AMM _____

PROPERTY LOCATED AT: 9 & 22 Jirehs Way, US Hwy 1, Hancock,**SECTION III – 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 the DEP? ☐ Yes ☐ No ☐ Unknown~~~~Age of tank(s). _____ Size of tank(s). _____~~~~Location: _____~~~~What materials are, or were, stored in the tank(s): _____~~~~Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown~~Comments: **Seller is unaware of any underground tanks.**Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:..... ☐ Yes ☒ No ☐ UnknownLAND FILL:..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ UnknownMETHAMPHETAMINE:..... ☐ Yes ☒ No ☐ UnknownComments: **Seller is unaware of any hazardous material.**Source of information: **Seller****Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION IV – 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 ☐ UnknownIf Yes, explain: **Right away for 10 Jirehs Way to use road.**Source of information: **Seller**Is access by means of a way owned and maintained by the State, a county or municipality over which the public has a right to pass?..... ☐ Yes ☒ No ☐ UnknownIf No, who is responsible for maintenance? **Owner**Road Association Name (if known): **NA**Source of information: **Seller**

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PROPERTY LOCATED AT: 9 & 22 Jirehs Way, US Hwy 1, Hancock,**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: _____

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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
_____Relevant Panel Number: 23009C0787D Year: 2016 (Attach a copy)Comments: -Source of Section V information: Fema Map/ Seller

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PROPERTY LOCATED AT: 9 & 22 Jirehs Way, US Hwy 1, Hancock,**SECTION VI — GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain:Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)?

☐ Yes ☒ No ☐ UnknownIf Yes, explain:Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain:Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ UnknownHas all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available?..... ☐ Yes ☒ No ☐ UnknownHas the property ever been soil tested?..... ☒ Yes ☐ No ☐ UnknownIf Yes, are the results available?..... ☐ Yes ☒ No ☐ UnknownAre mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ UnknownAre modular homes allowed?..... ☒ Yes ☐ No ☐ UnknownSource of Section VI information: SellerAdditional information: The triangle around 10 Jirehs Way has been surveyed. The road frontage lines have been surveyed. The neighbors lot(16) has been surveyed.ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Ross P. Mawhinney 10/13/2026
 SELLER DATE

Ross P. Mawhinney

SELLER DATE

Ashley M. Mawhinney 10/13/2026
 SELLER DATE

Ashley M. Mawhinney

SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

