

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 52 Main & 2-4 State Street, Ellsworth, ME 04605

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

no exceptions. possible asbestos on piping in basement

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

none noted.

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____

Seller Initials BKM MH

SECTION IV. ACCESS TO THE PROPERTY

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

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: occasional water in basement in spring

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: _____

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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 Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: Firmette from FEMA website attached showing property is NOT in a flood zone.

Source of Section V information: FEMA website

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Barry Mills, President 10/15/2024
Seller Date
Barry Mills, Peters Block Corporation

Melissa Hale 10/15/24
Seller Date
Melissa Hale, Peters Block Corporation

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

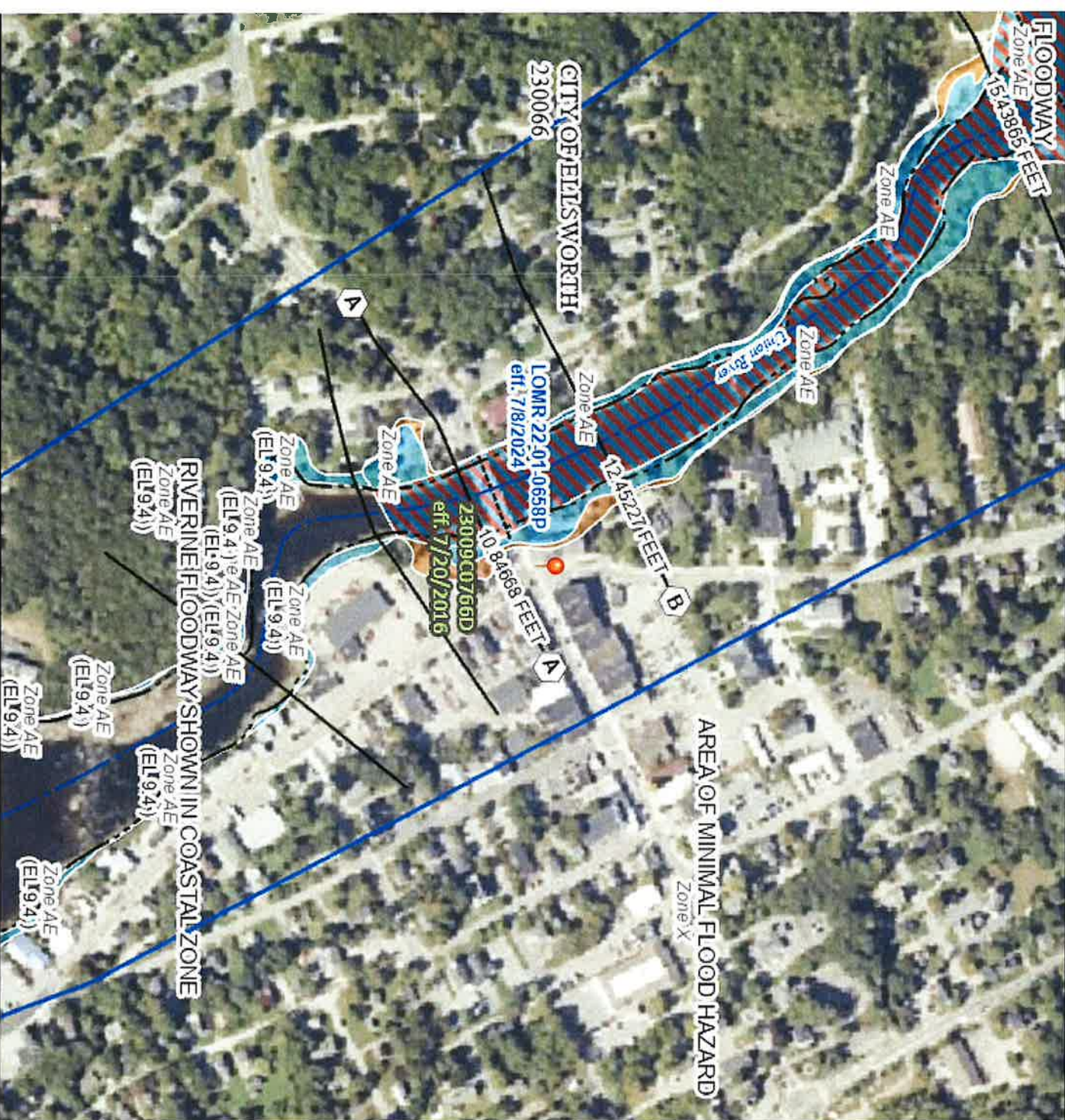
Buyer Date

Buyer Date





38°25'49"W, 44°32'41"N



Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone X

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone X

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2024 at 2:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderized areas cannot be used for regulatory purposes.



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2804

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, HOPE M. McNALLY, single, of 152 West Main Street, Ellsworth, County of Hancock, State of Maine, for consideration paid, GRANT to PETERS BLOCK CORPORATION, a Maine Corporation, with its principal place of business at 121 Main Street, Ellsworth, County of Hancock, State of Maine, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the buildings thereon, situated in Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with all buildings and permanent fixtures thereon, situated in Ellsworth, aforesaid, known as the Peters Block property, on the corner of Main and State Streets, the said lot being bounded as follows to wit: Easterly by State Street, southerly by Main Street and the approach to Union River Bridge, westerly by Union River and northerly by the southerly line of the lot of Melvin, or Melvin Music Company, being the former lot of Redman; together with and as appurtenant to the property hereinabove described as conveyed a right of way for all purposes of a way from State Street to the lot hereinabove described as conveyed in the rear of the present brick stores on State Street north of the lot hereby conveyed, as said right of way is now and has been heretofore used.

Meaning and intending and hereby conveying the same premises as described in the deed from John A. Peters to Cecil McNally and Hope McNally dated March 8, 1946, and recorded in the Hancock County, Maine, Registry of Deeds in Book 708, Page 4.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

MAINE REAL ESTATE
TRANSFER TAX PAID

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WITNESS my hand and seal this 7th day of April, 1986

Hope M. McHally
HOPE M. MCHALLY



STATE OF MAINE
Hancock, ss.

April 7, 1986

Then personally appeared the above named, HOPE M. MCHALLY, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

My Commission Expires:

William S. Silsby, Jr.
Attorney-at-Law Notary Public
William S. Silsby, Jr.
Print Name of Notary > Notary Seal

HANCOCK, SS: REC'D APR 7 1986 AT 9 45 P.M.