

PROPERTY LOCATED AT: Map 17 Lot B-1 Bear Springs Lane, Surry, ME 04684

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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 DEP?..... ☐ Yes ☐ No ☒ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: N/A

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☒ No ☐ Unknown

Comments: There are no known underground storage tanks on the property.

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: There is no known hazardous materials on property.

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

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Seller Initials SLK

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SECTION II — 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 ☐ Unknown

If Yes, explain: ROW through 4 acre lot for driveway. HOA and Deed Restrictions.

Source of information: Seller and Deed

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 for Bear Springs Ln. currently being formed

Road Association Name (if known): Bear Springs Road Association

Source of information: Seller

SECTION III — 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: _____

Buyer Initials _____

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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 ☐ 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: _____

Source of Section III information: FEMA Firmette Flood Maps

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Set back of 75' from Smelt Brook on the property.

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Larger tract of land was divided in 2025

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 ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: Seller

Additional Information: Soils test results are on survey map only.

Buyer Initials _____

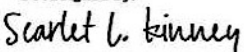
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ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☒ Yes ☐ No

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.

DocuSigned by:

SELLER

9/28/2026
DATE

SELLER

DATE

Scarlet L. Kinney

SELLER

DATE

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



- ALL SOURCE AND PULSE MANAGERS REFERRED TO THE WATKINS COUNTY RECEIPT OF DEEDS.
 1. SOURCE INFORMED A REFUGEE TO WATKINS COUNTY JANUARY 25, 1980 AND
 RECORDED IN BOOK 18, PAGE 18 OF SAO RECEIPT OF DEEDS.
 2. THE WORLD TRAVEL ON "WATKINS COUNTY" AS SHOWN ON REGISTRATION WAS AN EXPRESSION OF
 AN INTERNATIONAL ORGANIZATION RELATING THE FACTS OF THE MARKET AND DOES NOT CONSTITUTE A
 LEGAL DOCUMENT OR SUBSTANTIAL EVIDENCE OF SALES.
 3. SALES OF REFINANCING (GARY NORTH, MAJOR 514E PLANE EAST, ZONE
 TOTAL PROGRAM A SET, AND SALES IN 1978 ON 17.

PREVIOUS TO REAPPLYING SUBSCRIPTION, BUYER MUST DATATE NOVEMBER 12, 1952 AND RECORD IN PLAIN FILE IN HQ OF THE HAWAIIAN COUNTY AGENCY OF 041258

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE COVENANTS AS RECORDED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED FEBRUARY 7, 1988 AND IN CONFORM WITH SECTION 181 OF THE HAWAIII COUNTY LAND DIVISION ACT, CHAPTER 210, HRS. AS THE LIST OF COVENANTS MAY BE APPLICABLE TO THE PROPERTY SHOWN HEREIN.

THE PROPERTY SHOWN HEREIN IS ALSO SUBJECT TO THE SEAS SPRINGS SUBDIVISION ROAD MAINTENANCE AGREEMENT DATED FEBRUARY 2, 1988 AND IN CONFORM WITH SECTION 181 OF SAC CHAPTER 210.

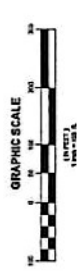
NOT RECORDED IN BOOK 27, PAGE 188 OF SAC.

BY GRAPHIC PUBLISHING ONLY THE PUBLICITY PROPERTY HEREON IS BORROWED BY EDGAR & ASSOCIATES ON THE FLOOD INSURANCE RATE MAP CONTAINED THEREIN. NO OTHER INFORMATION SHALL BE CONSIDERED AS AFFECTING THE FLOOD INSURANCE RATE MAP CONTAINED THEREIN. NO OTHER INFORMATION SHALL BE CONSIDERED AS AFFECTING THE FLOOD INSURANCE RATE MAP CONTAINED THEREIN.

THE PUBLICATION OF THIS ARTICLE IS PART OF THE JOURNAL

LEGEND:

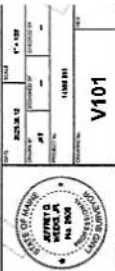
DESCRIPTION	SYMBOL
PER FUND	●
MEET AND MEAN WITH PLATTYPE CAP (P.L.S. NAME)	■
PROPERTY LINE	---
APPROXIMATE EXTENSION PROPERTY LINE	---
ANCHOR	---
REFERENCE LINE	---
CODE OF SYMBOL	---
WETLAND BOUNDARY	---



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SCARLET KINNEY

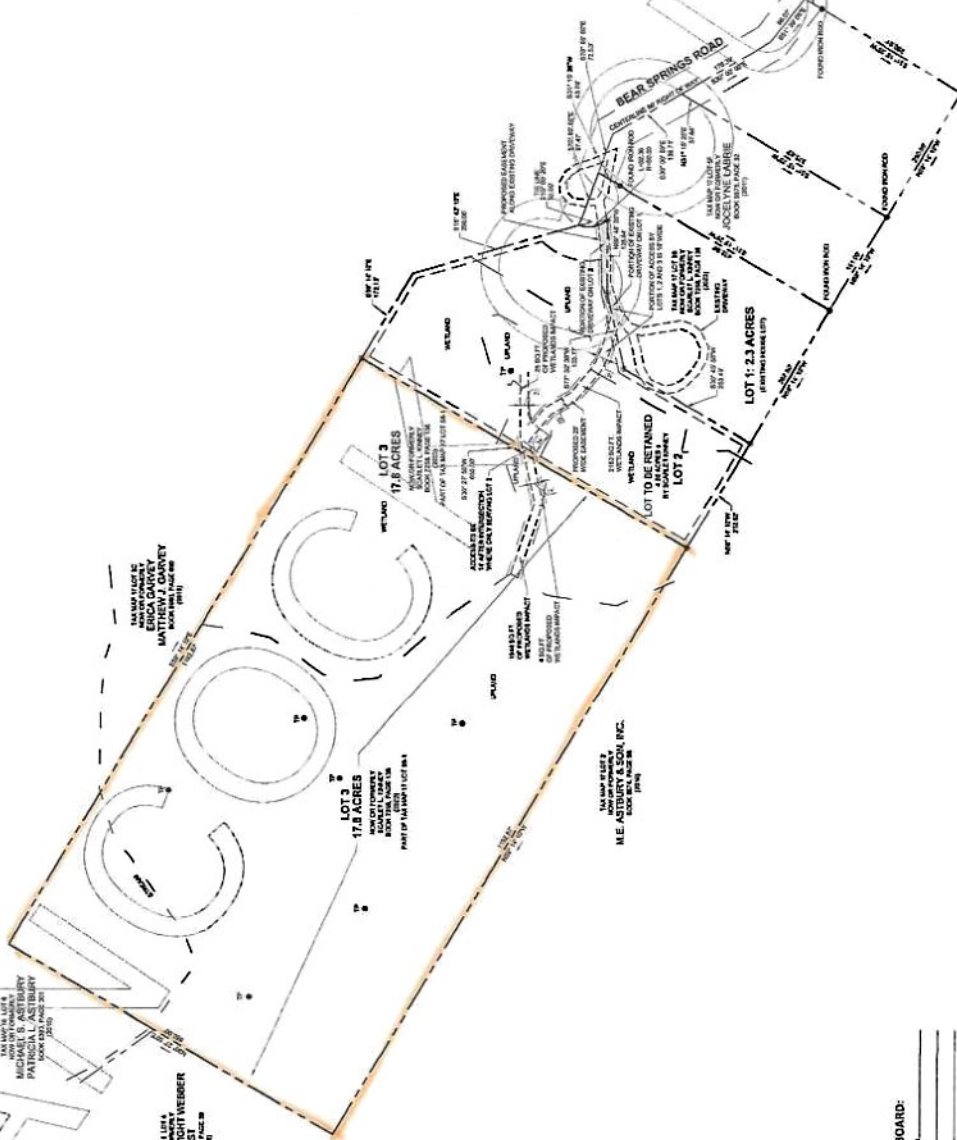
**SECOND AMENDED SUBDIVISION PLAN:
BEAR SPRINGS SUBDIVISION**



JEFFREY D
 INTERVIEW
 11/11/11

100 00171

101



APPROVED SUPPLY PLANNING BOARD

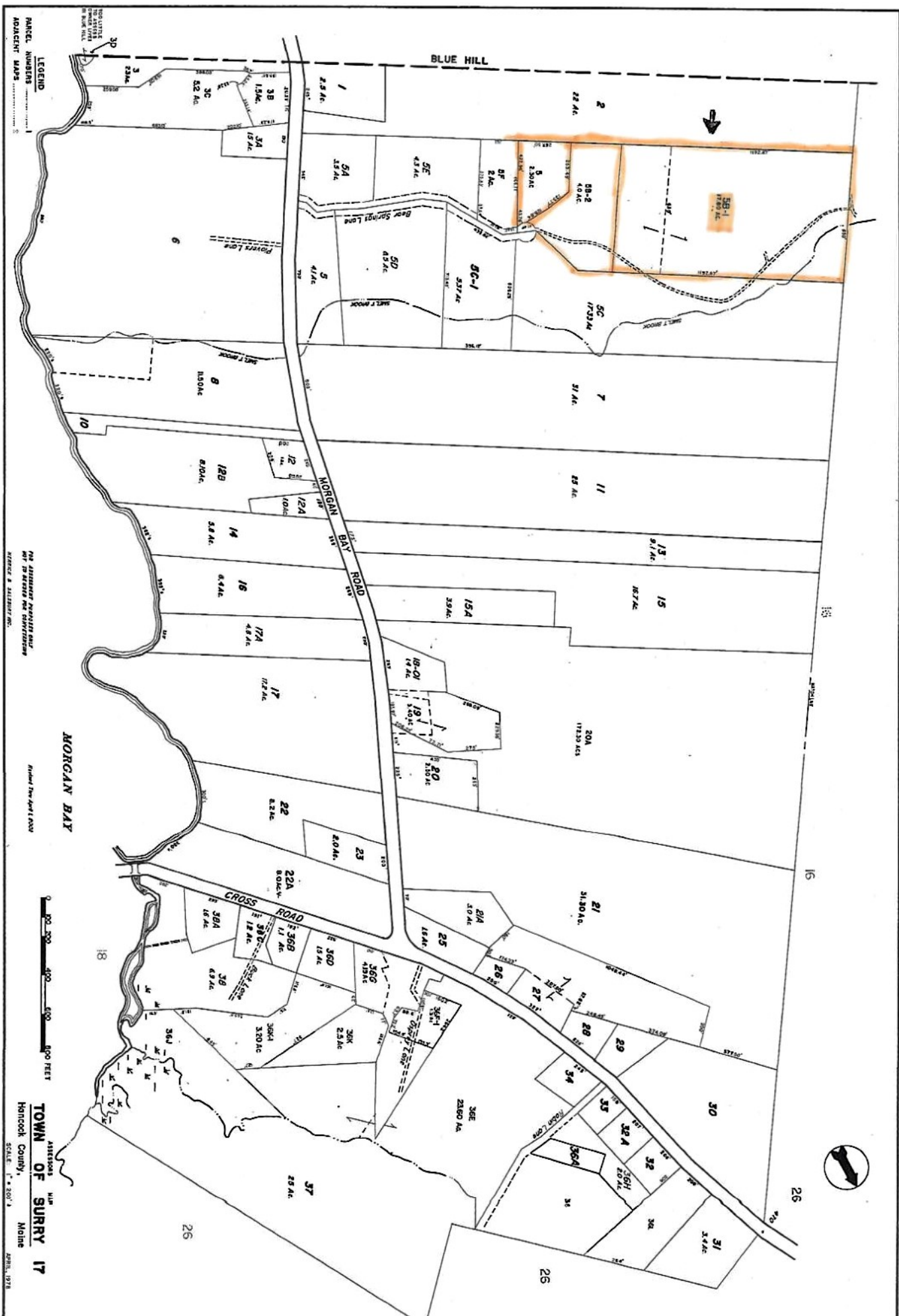
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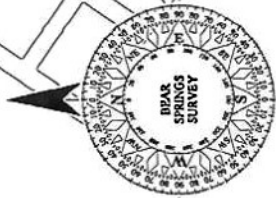
DATE: 08.27.2026

CERTIFICATION:
THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY THEREON IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 182, § 30 CHAPTER 90 OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MARKET BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS, AND INTERIOR DESIGNERS.

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Colb-Kol





Note:
Drawings are in accordance with a survey
plan entitled "EAGLE SPRINGS SUBDIVISION"
dated December 13, 1911 and prepared by
Sage Collier, Maine Professional Land
Surveyor #1236.

the premises shows there is land conveyed in a deed to SCARLETT L. KINNEY recorded in Hancock County Registry of Deeds at book 1012A, Page 221, and shows a lot delineated KINNEY's as a subdivision plan entitled "BEAR KINNEY'S SUBDIVISION" dated December 10, 1991 recorded in Plan File 24, Page 194 at said Registry, and a revision dated September 22, 1993 recorded in Plan File 24, Page 19 at said Registry,

to the members of the Survey Planning Board
in accordance with Title 30A Section 440A, et. seq.,
and that the criteria set forth in Section 440.

The property shown hereon is subject to the covenants as described in a declaration of covenants, conditions, and restrictions, dated February 2, 1995 and recorded in Book 2371, Page 191 at Harroch County Registry of Deeds, as the listed covenants may be applicable to the property shown hereon.

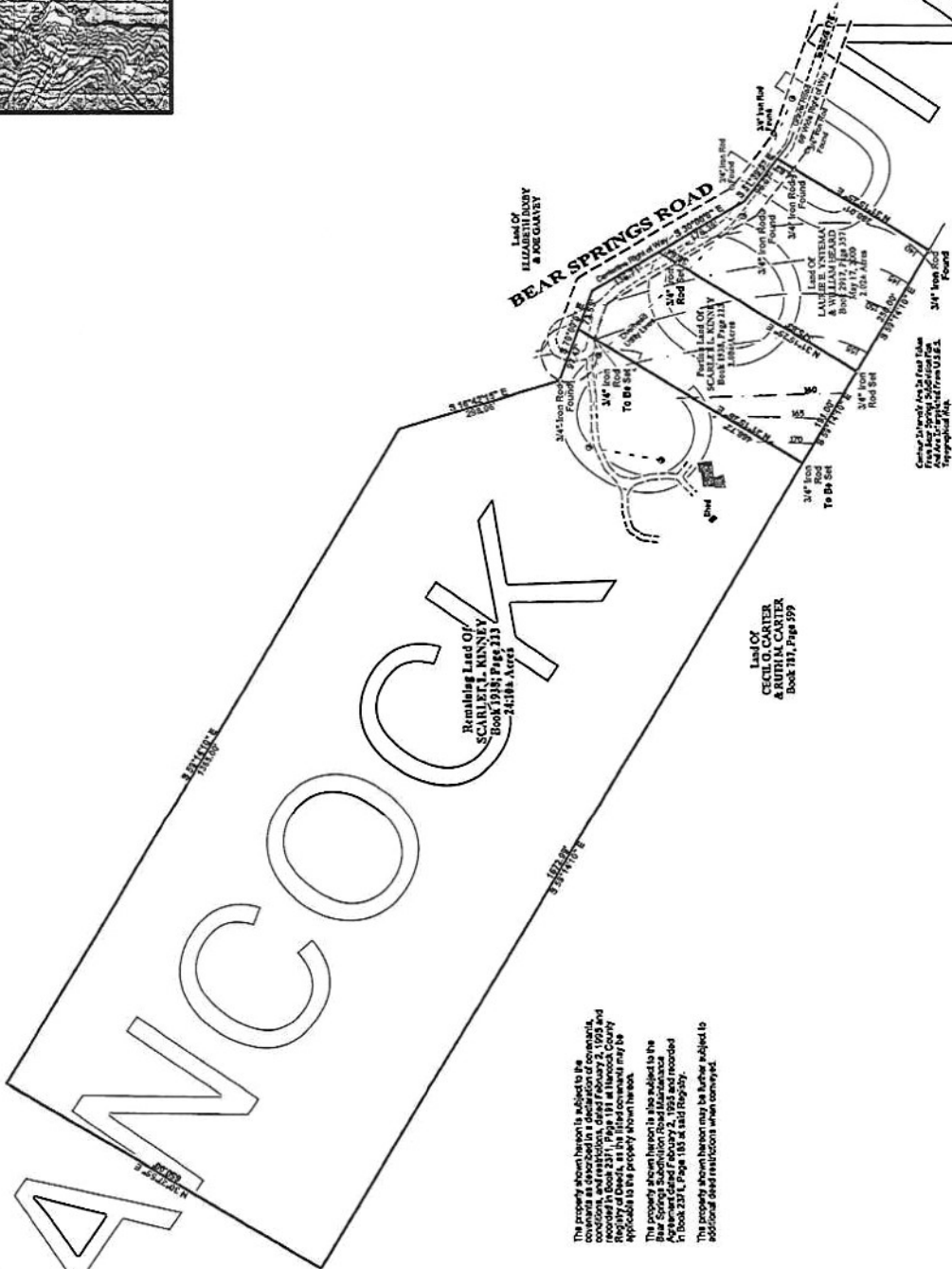
The property shown hereon is also subject to the Bear Springs Subdivision Road Maintenance Agreement dated February 2, 1955 and recorded in Book 2371, Page 185 of said Registry.

The property shown herein may be further subject to additional deed restrictions when conveyed.

is survey conforms to the Mine Board of Licensure for Professional Lead Surveyors Technical Standards of Practice, and no historical deed research was conducted.

Richard J. Saul
Richard J. Saul, Professional Land Surveyor
State of Maine P.L.S. #2221
100 Den 471, 115 Ellsworth Road
P.O. Box 100, Ellsworth, ME 04829
Phone (207) 374-5412 • Fax (207) 374-2363
Email rjs@rjs-survey.com

SEAL



STATE OF MAINE
RECORDED IN DEPARTMENT OF DEEDS
OFFICE OF THE CLERK OF COURTS
JAN 11 1901

DATE: 10/16/1988
BY: [Signature]

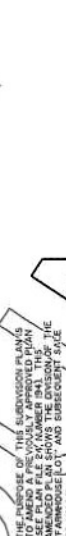
Revision To
Bear Springs Subdivision

Surry, Maine

Scale: 1" = 100'

Owner's Mailing Address
Scarlet L. Mosier
P.O. Box 131
Sunny, ME 04486

32/28



FOR

ROUTE 176, SURRY, MAINE

SCALE: 1" = 100'

HANCOCK, MA. RECEIVED BY TELETYPE
ACTED AS DIRECTOR OF HANCOCK
RECEIVED W. T. Lee 47963

DATE 11/12/12 BY 11/12/12

REDRAWN: SEPTEMBER 22, 1993
DECEMBER 10, 1991

WE THE MEMBERS OF THE SUBURRY PLANNING BOARD HAVE REVIEWED THIS SUBDIVISION AND HEREBY CERTIFY THAT THE CRITERIA SET FORTH UNDER TITLE 30A, SECTION 44404-4407 HAVE BEEN CONSIDERED IN CONNECTION WITH THIS SUBDIVISION AND ALL APPLICABLE CRITERIA HAVING BEEN MET, WE APPROVE THIS SUBDIVISION.

THIS PLAN AND SURVEY WERE PERFORMED UNDER MY SUPERVISION TO THE LOCAL STANDARDS OF CARE, AND SUBSTANTIALLY MEET THE MAJOR BOARD OF LAND SURVEYORS STANDARDS AS SET FORTH UNDER CATEGORY 1, CONDITION 2 FOR A STANDARD BOUNDARY SURVEY.

SAGE COLLINS, P.L.S. 1200
BLUE HILL, MAINE

SUBDIVISION PLAN ORIGINALLY RECORDED

JANUARY 6, 1952
AT HCRD, FILE 24, NO. 194

DEED REFERENCES
BOOK 1930 / PAGE 227BOOK 1876 / PAGE 61
BOOK 1876 / PAGE 65

COVENANTS

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NOTE: OWNERSHIP OF LOTS EXTENDS TO THE CLINTONE OF THE 86' RIGHT OF WAY.

