

PROPERTY DISCLOSURE
(Non-Residential Properties)

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

PROPERTY LOCATED AT: 204 Water 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:

N/A

(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:

The property is offered "As-Is"

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____ Seller Initials BCA

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: **Public Record**

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: _____

PROPERTY LOCATED AT: 204 Water Street, Ellsworth, ME 04605

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?

Flood Zone AE

Relevant Panel Number: 23009C0766D Year: 7/20/2016 (Attach a copy)

Comments: _____

Source of Section V information: FEMA (Copy Attached)

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

Seller Date
Estate of Eberhardt Duschek

Beverly C Anderson 7-24-2020
Seller Date
Beverly Anderson, Personal Representative

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



National Flood Hazard Layer FIRMette



68°25'39"W 44°32'33"N

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

Legend

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

OTHER AREAS OF FLOOD HAZARD

- 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 D

OTHER AREAS

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

GENERAL STRUCTURES

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

OTHER FEATURES

- 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

MAP PANELS

- 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 11/12/2025 at 7:09 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, FIRN panel number, and FIRN effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



68°25'2"W 44°32'8"N

1:6,000

Feet

2,000

1,500

1,000

500

0

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Estate of Eberhardt Duschek, Beverly Anderson, Personal Representative (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 204 Water Street, Ellsworth, ME 04605

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Seller Estate of Eberhardt Duschek _____ Date _____

Seller Beverly Anderson _____ Date 4-24-2020

Seller Beverly Anderson, Personal Representative _____ Date _____

Seller _____ Date _____

Seller Carl Lusby _____ Date 4/28/2026

Agent Carl Lusby _____ Date _____



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Know All Men By These Presents

That WE, E. ROBERT JORDAN and ARLENE C. JORDAN, husband and wife, of Bar Harbor, Hancock County, State of Maine,

in consideration of one dollar and other valuable considerations,

paid by EBERHARDT DUSCHEK and AUGUSTINE KOLLER, both of Hancock, County of Hancock, Maine, and whose mailing address is 206 Water Street, Ellsworth, Hancock County, Maine,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said EBERHARDT DUSCHEK and AUGUSTINE KOLLER

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, two lots or parcels of land situated in Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:

FIRST LOT: Beginning at the southeast corner of the Edmund Bonsey lot, situated on Water Street; thence running easterly on the north line of the right of way which extends from Water Street to Franklin Street, twenty-six (26) feet and five and one-half inches ($5\frac{1}{2}$) to an iron bolt; thence northerly, parallel with the east line of the said Edmund Bonsey lot, to an iron bolt; thence westerly on the south line of the lot now owned by George Haskell, twenty-six (26) feet, five and one-half inches ($5\frac{1}{2}$), to the land of said Bonsey; thence southerly on the line of said Bonsey's land to the place of beginning;

SECOND LOT: Beginning at the northwest corner of the Moses Hale lot, so-called, occupied formerly by A. E. Hopkins in the east line of Water Street; thence in the north line of said Moses Hale lot north sixty-eight and one-fourth degrees ($68\frac{1}{4}$) east five rods and seventeen links to an iron bolt; thence at right angles north twenty-one and three-fourths degrees ($21\frac{3}{4}$) west two and one half rods more or less to Geo. Haskell's south line; thence in said south line south sixty-eight and one-fourth degrees ($68\frac{1}{4}$) west about five rods and seventeen links to said east line of said Water Street; thence southeasterly in said east line of said Water Street to the place of beginning, containing 14.1 square rods, more or less.

Being the same premises described as the first parcel in a deed from Madeline D. Jellison to E. Robert Jordan, dated October 23, 1959, and recorded in Hancock County, Maine, Registry of Deeds, Book 850, Page 418.

Also being the same premises described as the first and second lots in a deed from Rachel H. Fletcher to E. Robert Jordan and Arlene C. Jordan, dated October 28, 1959, and recorded in Hancock County Registry of Deeds, Book 850, Page 423.

To Have and To Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said EBERHARDT DUSCHEK and AUGUSTINE KOLLER

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we shall and will Warrant and Forfever Defend the same to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under us.

In Witness Whereof, We, the said E. ROBERT JORDAN and ARLENE C. JORDAN

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 31st day of AUGUST, 1972 in the year of our Lord one thousand nine hundred and seventy-two.

Signed, Sealed and Delivered

in presence of

Frank B. Peirson

E. Robert Jordan
Arlene C. Jordan

State of Maine,
HANCOCK

AUGUST 31, 1972

Personally appeared the above named ARLENE C. JORDAN

and acknowledged the above instrument to be her free act and deed.

Before me, Genevieve B. May
Justice of the Peace Notary Public

STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS.

Rec'd Sept 1 1972 at 1 h. 45 m. P. M. and recorded in book 1150 Page 501

by Mary P. Sprague Register.

Google

Map data ©2025 Google
25 yards



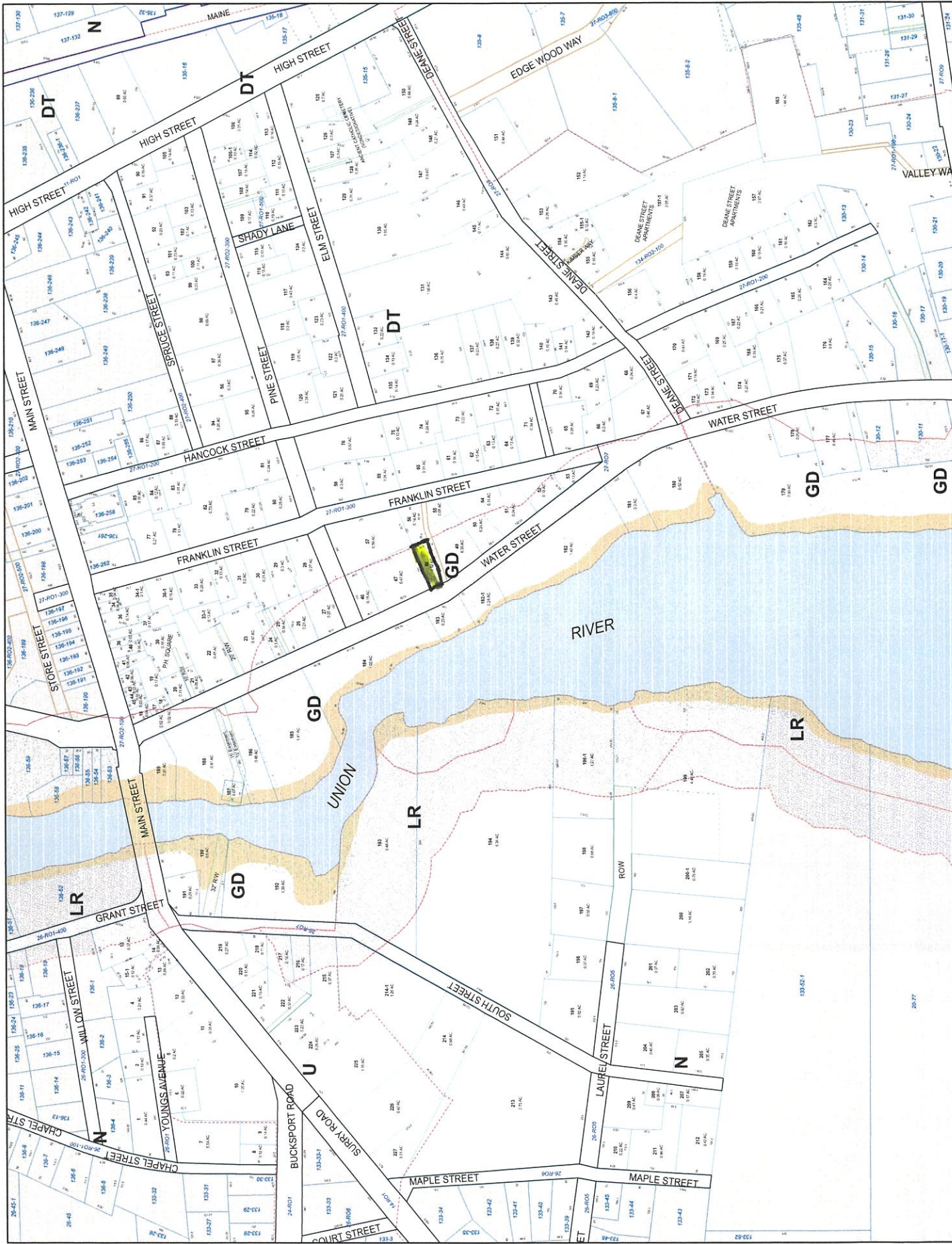
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MAP NO. **134**



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PROPERTY MAPS
ELLSWORTH
MAINE



- LEGEND
- Parcel Boundary
 - Public Right-of-Way
 - Private Right-of-Way
 - Water Body
 - Intersected Stream
 - Wetland (W07)
 - Zoning Boundary
 - TF Zone
 - Development District
 - Water Body
 - Intersected Stream
 - Wetland (W07)
 - Shoreland Zoning
 - District Water Protection (DW)
 - Water Body
 - Intersected Stream
 - Wetland (W07)
 - Flood Zone 2015
 - A
 - B
 - C
 - VE
 - US
 - RP
 - BP

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THIS MAP IS FOR INFORMATIONAL PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONFORMANCE.
THIS MAP IS IN ACCORDANCE WITH THE MAINE STATE PLANE COORDINATE SYSTEM AND 83.