

PROPERTY LOCATED AT: 000 Salt Pond Rd. Hancock Lot 107, Map 10, Hancock, ME 04640

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: _____

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

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

Comments: n/a

Source of information: owner

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: n/a

Source of information: owner

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

Buyer Initials _____

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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: _____

Source of information: owner

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: owner

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: 23009C1001D Year: 2016 (Attach a copy)

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

Source of Section III information: FEMA

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: _____

Source of information: owner

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

If Yes, explain: _____

Source of information: owner

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: owner

Additional Information: For the flood information, there has never been a structure on the property that is being sold.

Buyer Initials _____

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National Flood Hazard Layer FIRMette



38°14'5"W 44°29'8"N

Legend

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

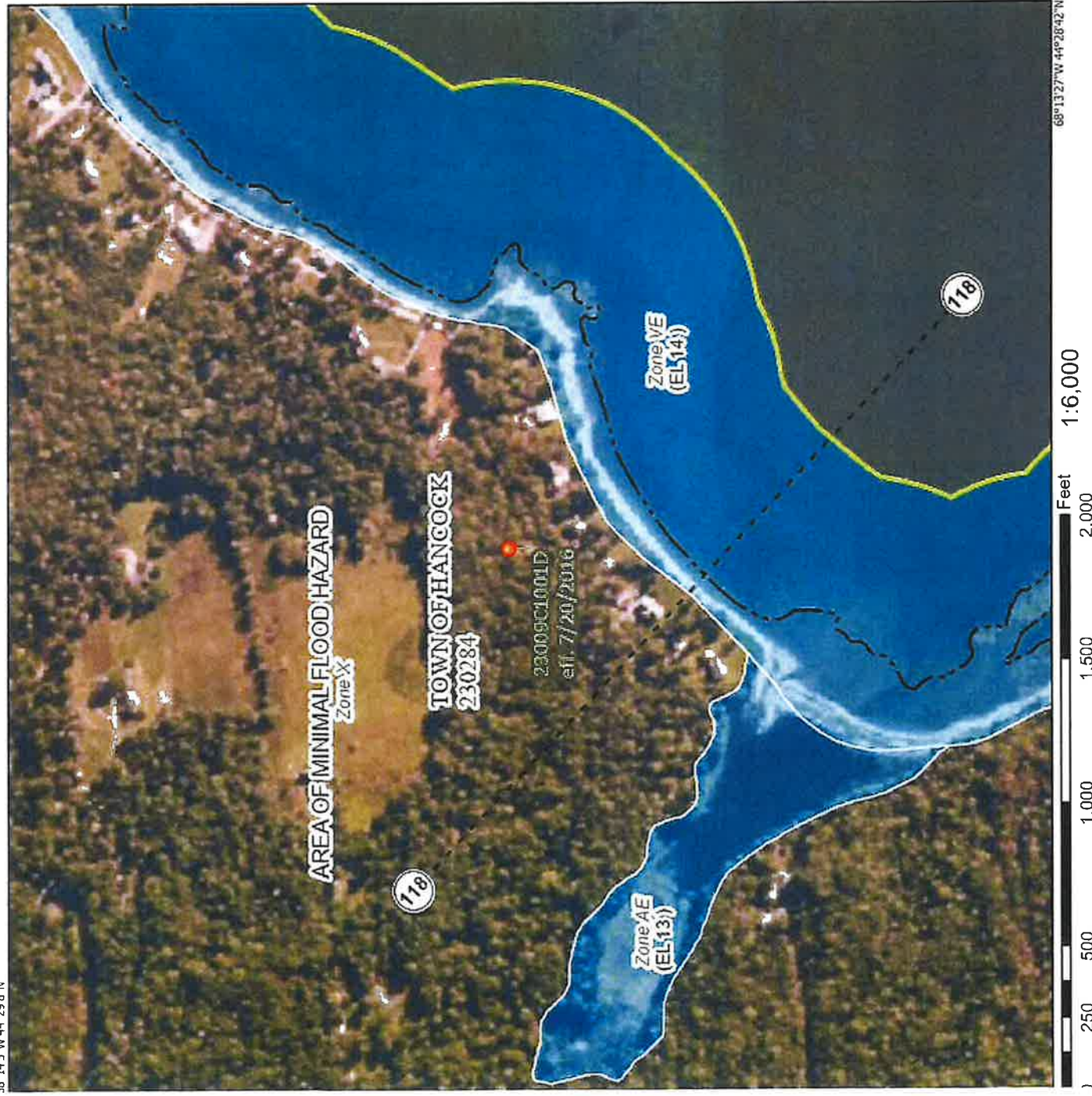
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levees. See Notes, Zone X
OTHER AREAS OF FLOOD HAZARD	Area of Minimal Flood Hazard Zone X	Area of Undetermined Flood Hazard Zone X	Channel, Culvert, or Storm Sewer
OTHER AREAS	Effective LOMRs	Area of Undetermined Flood Hazard Zone X	Levee, Dike, or Floodwall
GENERAL STRUCTURES	NO SCREEN	Area of Minimal Flood Hazard Zone X	Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES	20.2	17.5	8
	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 5/7/2026 at 6:15 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 unmodernized areas cannot be used for regulatory purposes.



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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.

<u>John Hobden</u>	<u>05/13/2026</u>		
SELLER	DATE	SELLER	DATE

_____ SELLER	_____ DATE	_____ SELLER	_____ DATE
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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
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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Description of Lot to be Conveyed

Real estate at Salt Pond Road, Hancock, Hancock County, Maine

Portion of the real estate described in the deed from Monique Boisvert-Guay to John C. Hobden, dated May 15, 2023, recorded at the Hancock County Registry of Deeds in Book 7268, Page 270

A certain LOT or PARCEL of land situated on the northerly side of Salt Pond Road, an existing gravel road, located in the Town of Hancock, Hancock County, Maine, being a portion of the real estate described in the deed from Monique Boisvert-Guay to John C. Hobden, dated May 15, 2023, recorded at the Hancock County Registry of Deeds in Book 7268, Page 270, more particularly bounded and described as follows, to-wit:

BEGINNING at a Herrick & Salsbury, Inc. capped rebar set in the ground in 2022 at the northwesterly corner of land as described in a release deed from John C. Hobden to Monique Boisvert-Guay, dated April 30, 2023 and recorded at the Hancock County Registry of Deeds in Book 7268, Page 230, said rebar having Grid North, Maine East Zone, NAD 83 (2011) coordinates of N: 297589.5' E: 1054578.9' and being shown on a Preliminary Division of Lot for: Monique Boisvert-Guay, Carter Lane, Hancock Point, Maine, Hancock County, dated January 3, 2023, prepared by Herrick & Salsbury, Inc. and recorded at said Registry in Plan File 51-15;

THENCE South 18 degrees 27 minutes 25 seconds East by and along the westerly line of land of said Boisvert-Guay, three hundred sixty-two and ten hundredths (362.10) feet to a Herrick & Salsbury, Inc. capped rebar set in the ground in 2025 on the northerly side of Salt Pond Road;

THENCE continuing the same course (South 18 degrees 27 minutes 25 seconds East) by and along said westerly line of land of Boisvert-Guay and crossing Salt Pond Road, sixteen (16) feet, more or less, to a point on the southerly edge of Salt Pond Road at the northeasterly corner of land as described in a Boundary Line and Easements Agreement between John C. Hobden, Monique Boisvert-Guay and Diane F. Bossert, dated July 22, 2024 and recorded at said Registry in Book 7337, Page 814, and shown on a Plan of Line Agreements for: John Hobden, Salt Pond Road, Hancock, Maine, Hancock County, dated July 16, 2024, prepared by Herrick & Salsbury, Inc. and recorded at said Registry in Plan File 52-27;

THENCE in a generally southwesterly direction by and along the northwesterly line of land described in said Line Agreement and by and along the southerly edge of Salt Pond Road, one hundred forty-eight (148) feet, more or less, to a point which lies South 18 degrees 27 minutes 25 seconds East from a Herrick & Salsbury, Inc. capped rebar set in the ground in 2025 on the northerly side of Salt Pond Road;

THENCE North 18 degrees 27 minutes 25 seconds West through land of John C. Hobden and re-crossing Salt Pond Road, twenty-five (25) feet, more or less, to said rebar, said rebar lying South 60 degrees 44 minutes 17 seconds West, one hundred forty-three and thirty-four hundredths (143.34) feet from the last-mentioned rebar;

THENCE continuing the same course (North 18 degrees 27 minutes 25 seconds West through said land of John C. Hobden, three hundred sixty-one and sixty-three hundredths (361.63) feet to a Herrick & Salsbury, Inc. capped rebar set in stones in 2025;

THENCE North 60 degrees 33 minutes 10 seconds East through said land of John C. Hobden, one hundred forty-three and forty-three hundredths (143.43) feet, to the POINT OF BEGINNING and containing 1.2 acres, more or less.

BEARINGS in the above-described are oriented to Grid North, Maine East Zone, NAD83 (2011).

The above-described being a PORTION OF the premises as described in a release deed from Monique Boisvert-Guay to John C. Hobden, dated May 15, 2023 and recorded at the Hancock County Registry of Deeds in Book 7268, Page 270.

The above described real estate is conveyed together with a right of way, in common with all others, for all purposes of a way including pedestrian and motorized uses, together with the right to install and maintain utility services, as the same may be defined by 33 M.R.S.A. §458, over the existing Salt Pond Road and Jellison Cove Road for the purposes of access to and from the town road at Jellison Cove Road. Grantee shall pay a proportionate share of the annual road maintenance of both the section of Salt Pond Road which is in a generally north easterly direction from the above described real estate as well as the privately owned section of Jellison Cove Road.

The above-described real estate being SUBJECT TO a utility easement from Winnifred J. Carter and Joseph Carter, Jr. to Bangor Hydro-Electric Company, dated December 3, 1982 and recorded at the Hancock County Registry of Deeds in Book 1452, Page 367.

The above-described real estate being possibly SUBJECT TO a utility easement from Joseph V. Carter to Bangor Hydro-Electric Company, dated May 27, 1961 and recorded at the Hancock County Registry of Deeds in Book 808, Page 449.

The above-described real estate is conveyed SUBJECT TO the following permanent restrictions (not conditions subsequent) for the benefit of, and appurtenant to, the Grantor's (and his heirs', successors' and assigns') adjoining real estate, being the remaining real estate described in the deed from Monique Boisvert-Guay to John C. Hobden, dated May 15, 2023, recorded at the Hancock County Registry of Deeds in Book 7268, Page 270, and each and every part thereof:

1. The above-described real estate shall be used for residential purposes only. There shall be no commercial use of the above-described real estate, save that (i) the Grantee may rent a primary dwelling on above-described real estate for residential use as a single family dwelling and (ii) with the Grantor's prior written consent, the Grantee may carry out a small business / home occupation from the above described real estate which does not involve any visits by either the public, customers or commercial delivery / collection services for that business' operations.
2. There shall be no more than one primary residence constructed on the above-described real estate, together with any non-residential / non commercial outbuildings.
3. No house trailers, mobile homes, unregistered motor vehicles or recreational vehicles may be placed upon the above-described real estate (save that recreational vehicles may be parked upon the above described real estate, provided such recreational vehicles are not used for overnight sleeping quarters while upon the above described real estate).
4. There shall be no unfinished structures left remaining on the above-described real estate, and all structures the commencement of which has been started, shall be deemed to be incomplete for an unreasonable length of time if the same are not completed within one year of the time of commencement of construction.
5. The above-described real estate shall not be subdivided.
6. The Grantee shall not use the above-described real estate in any way that causes a nuisance or unreasonable disturbance to either the Grantor's said retained real estate or any adjoining landowner.

The Grantor reserves, from the above described real estate, for the benefit of his retained real estate (being a portion of the real estate described in the deed from Monique Boisvert-Guay to John C. Hobden, dated May 15, 2023, recorded at the Hancock County Registry of Deeds in Book 7268, Page 270) a right of way, in common with all others, for all purposes of a way including pedestrian and motorized uses, together with the right to install and maintain utility services, as the same may be defined by 33 M.R.S.A. §458, over the existing Salt Pond Road for the purposes of access to and from the town road at Jellison Cove Road. Grantor shall pay a proportionate share of the annual road maintenance of both the section of Salt Pond Road which is located within the above described real estate.

Reference is made to the Boundary Line And Easements Agreement between John C. Hobden, Monique Boisvert-Guay and Diane F. Bossert, dated July 22, 2024, and recorded at the Hancock County Registry of Deeds in Book 7337, Page 814.



Amy Jones Septic Design, LLC

3330 Bennoch Rd. Alton, ME 04468

207-356-4717

May 20, 2025

John Hobden
johnhobden80@gmail.com

Hello John,

Thank you for having me complete a preliminary soil test/site suitability test for your property on Salt Pond Rd. in the town of Hancock, Maine. The area investigated is currently a part of Tax Map 107 Lot 10.

I visited the property on April 21, 2025. The purpose of the evaluation was to determine if suitable soil and site conditions (including setback requirements) exist on the property for on-site sewage disposal in accordance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. Suitable soil and site conditions are required for any means of subsurface wastewater disposal including that for black water (from a flush toilet), gray water (sinks/shower/washing machine) or if using a pit privy (outhouse).

Suitable soil and site conditions were located on the property.

I examined soil conditions such as color, texture, depth, consistency, and depth to mottling. Attached is a description of the soil and a Google Earth image showing the approximate location of two test pits. I placed a pink & blue flagged stake at each test pit (TP1 and TP2). TP2 may be outside your proposed northerly lot line division, since this line was a bit vague. Soil conditions between the road and this test pit were generally not suitable, however there may be a passing area as indicated on the Google Earth image. Because the westerly lot line was densely wooded and not well marked, I felt more comfortable looking more central to the lot. I'd be happy to come back and investigate this area should your surveyor be able to mark this line. Additional investigation could also be conducted in the area generally northeasterly and between TP1 and the blueberry barren (see Google Earth image).

Soil is gravelly loam to gravelly fine sandy loam. Test pit 2 (TP2) had a firm hard pan and a seasonal high-water table at 22 inches. Test pit 1 (TP1) did not have a hard pan but a seasonal high-water table was evident at 15 inches. Both pits had apparent ledge (at 21 and 26 inches respectively). The potential subsurface limitation of bedrock should be confirmed by backhoe dug test pit prior to installation of any system. A couple of auger borings were done in the same general area of each test pit to confirm similar soil conditions nearby.

The rules require that a minimum of 9" of free draining soil and 9" to a hard pan and ledge be present for the installation of a subsurface wastewater disposal system outside the shoreland zone. Both test pits show the soil meets these minimum criteria.

I believe that minimum State setback requirements can be met on this property (with proper placement of property lines) for a leach field and septic tank. A few setbacks to keep in mind: leach field to a well needs to be 100 feet minimum; septic tank to a well needs to be 50 feet minimum with a watertight tank; leach field to house foundation needs to be 20 feet minimum; septic tank to house foundation needs to be 8 feet minimum. Leach field and septic tank will need to be a minimum of 10 feet from a property line.

A full site evaluation and subsurface wastewater system design will be necessary to receive the required permits prior to installing a septic system, grey water system or pit privy.

This evaluation is intended to represent facts pertinent to the Maine Subsurface Wastewater Disposal Rules only. It shall be the responsibility of the owner/applicant to determine compliance with and to obtain permits under all applicable local, state, and/or federal law before building a structure/s or installing a septic system. I recommend that you talk with the town to be sure they have no other restrictions/setback requirements.

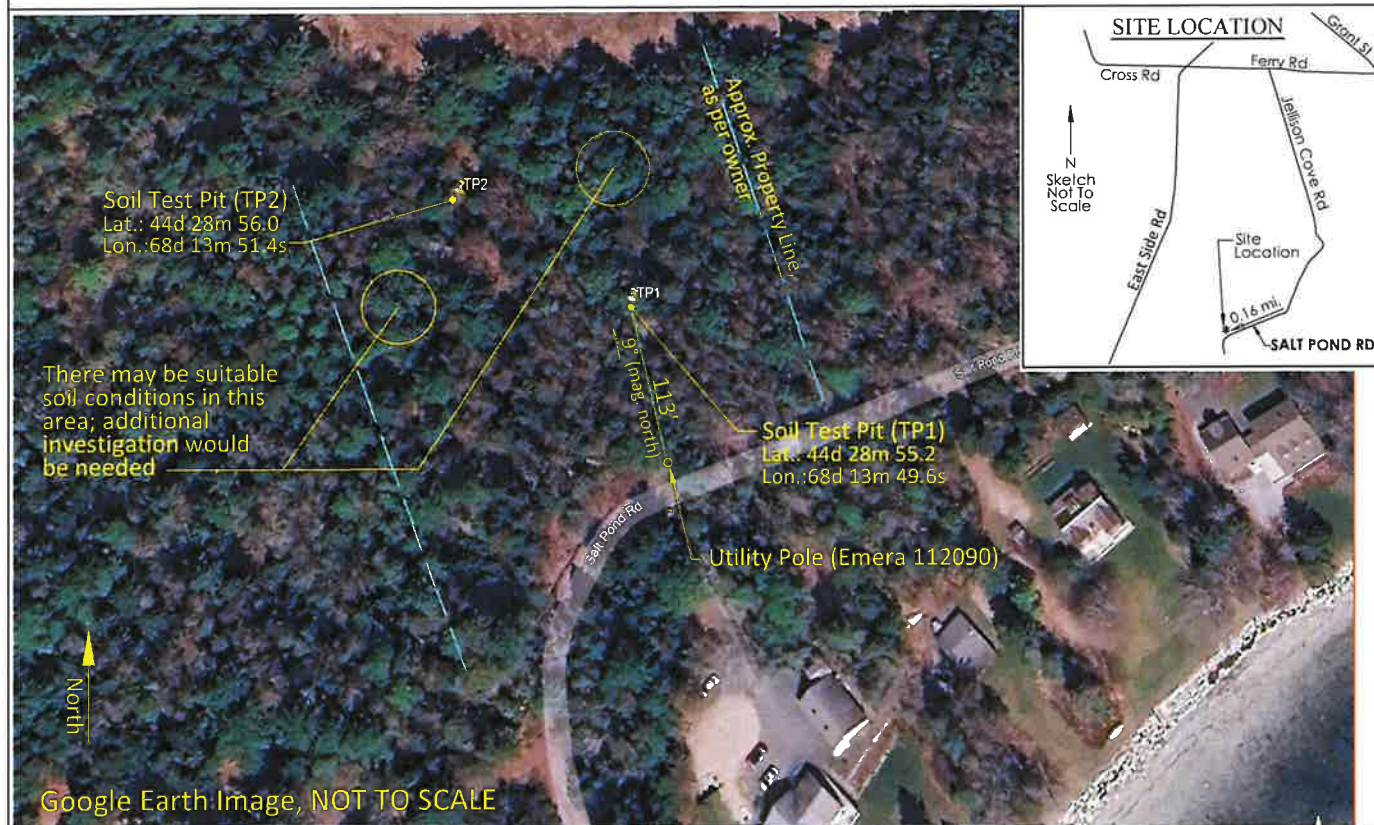
Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Amy N. Jones". The signature is written in a cursive, flowing style.

Amy N. Jones
Licensed Site Evaluator #383
//enclosures

PRELIMINARY SITE EVALUATION/SITE SUITABILITY SOIL TEST		Date of Site Visit: 04/21/2025
Town, City, Plantation HANCOCK	Street, Road, Subdivision SALT POND RD	Client Name HOBDEN, JOHN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)							
Observation Hole <u>TP1</u> ☒ Test Pit ☐ Boring				Observation Hole <u>TP2</u> ☒ Test Pit ☐ Boring			
<u>3</u> " Depth of Organic Horizon Above Mineral Soil				<u>2</u> " Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling	Texture	Consistency	Color	Mottling
0		DARK BROWN 7.5 YR 3/4	NONE EVIDENT	0	Gravelly LOAM	DARK BROWN 7.5 YR 4/4	NONE EVIDENT
10	Gravelly LOAM	FRIABLE	STRONG BROWN 7.5 YR 4/6	10	Gravelly FINE SANDY LOAM	FRIABLE	STRONG BROWN 7.5 YR 4/6
20	Gravelly FINE SANDY LOAM	DARK BROWN 7.5 YR 3/4	Free Water	20	Gravelly FINE SANDY LOAM	STRONG BROWN 7.5 YR 4/6	Common Concentrations & Depletions
	Bedrock Possible at 21"				FIRM	LIGHT OLIVE BROWN 2.5Y 5/4	Bedrock Possible at 26"
30				30			
40				40			
50				50			
Soil Classification <u>3</u> AIII/C Profile Condition		Slope <u>6</u> %	Limiting Factor <u>21</u> "	Soil Classification <u>3</u> AIII/C Profile Condition		Slope <u>6</u> %	Limiting Factor <u>26</u> "
			☐ Ground Water ☐ Restrictive Layer ☒ Bedrock ☐ Pit Depth				☐ Ground Water ☐ Restrictive Layer ☒ Bedrock ☐ Pit Depth

<i>Amey D Jones</i> Site Evaluator Signature	383 SE #	05/20/2025 Date
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