

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605**PROPERTY DISCLOSURE**

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 been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☐ No

If Yes, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? ---

IF PRIVATE: (~~Strike Section if Not Applicable~~):

INSTALLATION: Location: _____

Installed by: _____

Date of Installation: _____

USE: Number of persons currently using system: _____

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

Comments: Town of Ellsworth public water

Source of Section I information: Seller/Broker

Buyer Initials _____

Page 1 of 8

Seller Initials _____

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605

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 malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? ---

~~IF PRIVATE (Strike Section if Not Applicable):~~

Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ 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: _____

Date of installation of leach field: _____ Installed by: _____

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 the system was designed for? ☐ Yes ☐ No

If Yes, are they available? ☐ Yes ☐ No

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

Comments: _____

Source of Section II information: **Seller/Broker**

Buyer Initials _____

Page 2 of 8

Seller Initials _____

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Hot Water	Hot Air	On demand Hot Water	Cafe/Studio
Age of system(s) or source(s)	1954 (upgraded)	1990 +/-	2019	2019
TYPE(S) of Fuel	Oil	Oil		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1700 gallons - 2024	same tank	approx. 58 gallons	2460 gallons - 2024
Name of company that services system(s) or source(s)	Dead River	Dead River	RH Foster	Dead River
Date of most recent service call	10/31/23		---	---
Malfunctions per system(s) or source(s) within past 2 years	Repaired 10/31/23		---	---
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☐ Yes ☒ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No

 If Yes, are they lined: ☐ Yes ☒ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

 Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

 Has chimney(s) been inspected? ☒ Yes ☐ No ☐ Unknown

 If Yes, date: 1995

 Date chimney(s) last cleaned: 1995

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

 Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

 If Yes, date: ----

Comments: Chimney rebuilt/repared by previous owners in 1995

Source of Section III information: Seller/Broker/Previous Disclosure

SECTION IV - 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 DEP? ☐ Yes ☐ No ☐ Unknown

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

 Location: -----

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605

What materials are, or were, stored in the tank(s)? ----

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

Comments: ----

Source of information: **Seller/Previous Disclosure**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: ---- ☐ Yes ☐ No ☒ Unknown

Comments: ----

Source of information: **Seller/Previous Disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 2016 By: ----

Results: **Satisfactory results**

If applicable, what remedial steps were taken? **None**

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☐ No

Results/Comments: -----

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☐ Unknown

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: **Town of Ellsworth water supply**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: ----

Source of information: **Seller**

Buyer Initials

Page 4 of 8

Seller Initials

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605

F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: ----

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: ----

Are you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ No

Comments: Main House - some windows, exterior shingles

Source of information: Seller/Broker Observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: -----

Source of information: Seller

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

SECTION V - 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: Seller

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: Seller/Public Records

Buyer Initials _____

Page 5 of 8

Seller Initials _____

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605**SECTION VI – 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 ☐ Unknown

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

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

Comments: ----

Source of Section VI information: FEMA/Seller

Buyer Initials _____

Page 6 of 8

Seller Initials _____

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605**SECTION VII - GENERAL INFORMATION**

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

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: ---Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: ---Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane tankYear Principal Structure Built: 1903-Main;2019-Cafe/Studio What year did Seller acquire property? 2016Roof: Year Shingles/Other Installed: November, 2024Water, moisture or leakage: noneComments: ----

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: ----Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: ----Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: ----Has all or a portion of the property been surveyed? ☐ Yes ☐ No ☒ UnknownIf Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ UnknownComments: ----KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None knownComments: ----Source of Section VII information: Seller

Buyer Initials _____ Page 7 of 8 Seller Initials _____

PROPERTY LOCATED AT: 50 Church Street, Ellsworth, ME 04605

SECTION VIII - ADDITIONAL INFORMATION

2,957 sq. ft. cafe and studio built in 2019 by E.L. Shea; Two bathrooms, four showers, 500 gallon propane heater for HVAC and commercial range; Air exchanges and UV lights to clean air

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

8/6/2026

SELLER DATE
50 Church Street LLC, Natasha Sidhu

8/6/2026

SELLER DATE
50 Church Street LLC, Steve J. Curtin

SELLER DATE

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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

