

PROPERTY LOCATED AT: Lot 12 Merganser Drive, Gouldsboro, ME 04605

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? N/A

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): N/A Size of tank(s): N/A

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: This property does not show on the Maine DEP Underground Storage Tank List of 12/17

Source of information: Sellers, Thomas P Parilla & Heidi K Parilla, and Sue Mooney, REALTOR®

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: No Comments

Source of information: Sellers, Thomas P Parilla & Heidi K Parilla

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

Buyer Initials _____

Page 1 of 4

Seller Initials TPP HKP

PROPERTY LOCATED AT: Lot 12 Merganser Drive, Gouldsboro, ME 04605

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: See Declarations of Restrictions, Deed B3977/183-All, ROW Merganser

Source of information: Sellers, Thomas P Parilla & Heidi K Parilla

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? Property Owners, see deed

Road Association Name (if known): No formal Association, seller has never received a plow/road maintenance bill

Source of information: Sellers, Thomas P Parilla & Heidi K Parilla

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: N/A

~~Have any flood events affected a structure on the property? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, explain: N/A~~

~~Has any flood related damage to a structure occurred on the property? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, explain: N/A~~

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: N/A

Buyer Initials _____

Page 2 of 4

Seller Initials

^{DS}
TTP

^{DS}
HLP

PROPERTY LOCATED AT: Lot 12 Merganser Drive, Gouldsboro, ME 04605

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: N/A

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?
N/A

Relevant Panel Number: 23009C1051D Year: 7/20/2016 (Attach a copy)

Comments: No comments

Source of Section III information: Sellers, Thomas P Parilla & Heidi K Parilla

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: N/A

Source of information: Sellers, Thomas P Parilla & Heidi K Parilla

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

If Yes, explain: N/A

Source of information: Sellers, Thomas P Parilla & Heidi K Parilla

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: N/A

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: Sellers, Thomas P Parilla & Heidi K Parilla

Additional Information: The property includes a fire pond that is available for use by the local community for firefighting and emergency water supply purposes. There is only a community survey, see documents

Buyer Initials _____

Page 3 of 4

Seller Initials TPP HKP

PROPERTY LOCATED AT: Lot 12 Merganser Drive, Gouldsboro, ME 04605

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:
THOMAS P PARILLA 7/16/2026
09239589A1AB42C...
SELLER DATE
Thomas P Parilla

DocuSigned by:
HEIDI K PARILLA 7/18/2026
09239589A1AB42C...
SELLER DATE
Heidi K Parilla

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

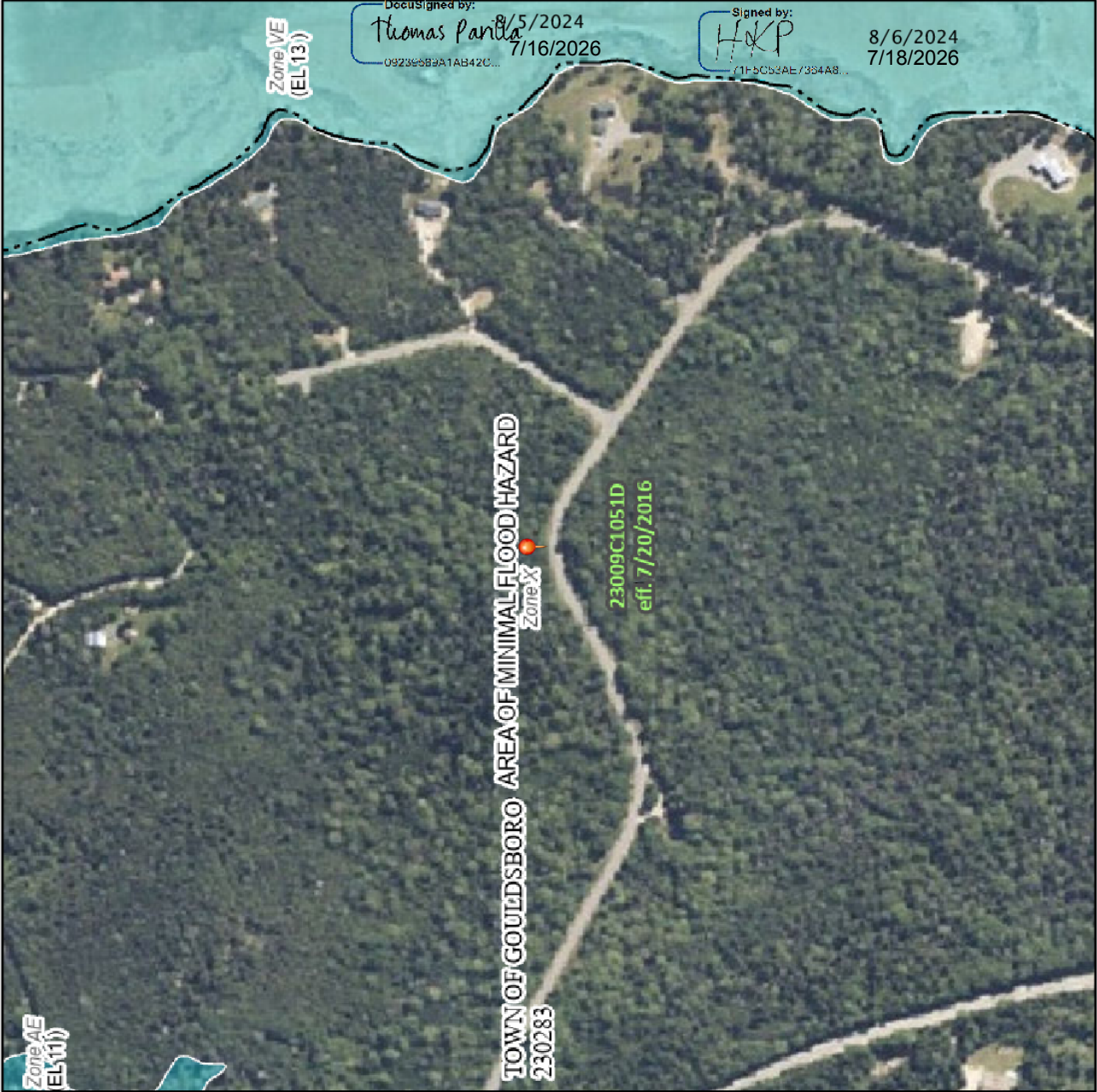
BUYER DATE

BUYER DATE

National Flood Hazard Layer FIRMette



67°59'19"W 44°29'34"N



Basemap Imagery Source: USGS National Map 2023

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

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas 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
Area with Reduced Flood Risk due to Levee, See Notes, Zone X
Area with Flood Risk due to Levee Zone X

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard

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 8/3/2024 at 8:51 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.