

PROPERTY LOCATED AT: 4 Park St., 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: _____ Arc 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: _____

Source of Section I information: Seller/City

Buyer Initials _____

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+ J.T.B.
Seller Initials

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: _____~~

~~Overboard Discharge (38 MRS Section 413(3) and (3-A)) _____~~

~~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/City

Buyer Initials _____

Seller Initials

JTG

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	HWBB			
Age of system(s) or source(s)	Unknown			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown			
Name of company that services system(s) or source(s)	Dead River			
Date of most recent service call	Unknown			
Malfunctions per system(s) or source(s) within past 2 years				
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: _____
 - Date chimney(s) last cleaned: _____
- Direct and/or Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

Comments: _____

Source of Section III information: Seller

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: _____

Buyer Initials _____

Seller Initials HTB

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

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

Comments: No underground storage tanks during our ownership

Source of information: Seller

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: _____

C. RADON/AIR - 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: _____

Source of information: _____

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: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials



PROPERTY LOCATED AT: 4 Park St., 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: _____

Source of information: Seller

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: _____

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: See Deed

Source of information: 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 Name (if known): _____

Source of information: Public road

Buyer Initials _____

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Seller Initials

JTD

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 Map

Buyer Initials _____

Seller Initials JTB

PROPERTY LOCATED AT: 4 Park St., 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 Unknown

If Yes, explain: Exemption

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... Yes No Unknown

If 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: _____

Year Principal Structure Built: 1906 What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

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

..... Yes No Unknown

Comments: Home needs updates and repairs

Buyer Initials _____

Seller Initials

+ JTV

PROPERTY LOCATED AT: 4 Park St., Ellsworth, ME 04605

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

Home is owned by Roman Catholic Bishop of Portland. Buyers are encouraged to perform their own inspections.

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.

SELLER + JTB DATE 6/16/2026
Roman Catholic Bishop of Portland

SELLER _____ DATE _____

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 _____



QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that I, **CONSTANCE L. BABCOCK**, of Cape Elizabeth, County of Cumberland, State of Maine, for consideration paid, grant to **ROMAN CATHOLIC BISHOP OF PORTLAND**, a body politic and corporation sole, created and existing under the laws of the State of Maine, and having its chancery in the City of Portland, County of Cumberland, State of Maine, with a mailing address of P.O. Box 111559, Portland, Maine 04112, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Ellsworth, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

The Grantee herein, by acceptance of this deed, covenants and agrees with the Grantor, and her heirs, to maintain a suitable sign stating "Hurley House" on the above described premises so long as said Grantee has an interest in said real estate.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness my hand this *30th* day of *August*, 2002.


Constance L. Babcock

MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE
HANCOCK, ss.

Aug. 30, 2002

Personally appeared the above named Constance L. Babcock and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Thomas Kelly
Notary Public/Attorney at Law

Thomas R. Kelly 7535
Type or print name of
Notary Public/Attorney at Law

EXHIBIT A

Being a part of the Quit-Claim Deed with Covenant from Constance L. Babcock to Roman Catholic Bishop of Portland.

A certain lot or parcel of land, with any improvements thereon, being all and the same premises described as conveyed in Deed of Distribution from Constance L. Babcock, Personal Representative of the Estate of Dorothea L. Hurley, to Constance L. Babcock dated August 23, 2002 and to be recorded prior hereto in the Hancock County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

"A certain lot or parcel of land, with any improvements thereon, being all and the same premises described as conveyed in deed from H. Theodore Smith to Dorothea L. Hurley dated September 10, 1965 and recorded in Book 993, at Page 399 in the Hancock County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

'a certain lot or parcel of land, situated in Ellsworth, Hancock County, Maine, together with the buildings thereon and being all and the same premises described as conveyed in the deed from Julia A. Thompson to Charles J. Hurley and Dorothea L. Hurley, dated June 10, 1935 and recorded in Book 649, Page 300 of the Hancock County Registry of Deeds in which deed said premises were described as follows:

"Beginning at the intersection of Park and School Streets; thence following the northerly line of said Park Street easterly one hundred fifty-eight feet to an iron bolt at the southwest corner of L. D. Foster's lot; thence northwesterly following the westerly line of said L. D. Foster's lot one hundred fifteen feet and two inches, more or less, to an iron bolt at the northwest corner of said Foster's lot; thence westerly parallel with said Foster's northerly line, one hundred sixty-six feet more or less to School Street; thence southerly on said School Street to the place of beginning and containing sixty-eight square rods more or less.

Meaning and intending to convey and hereby conveying the same property as described as conveyed in a deed from the Hancock County Savings Bank to the Grantor herein, dated January 13, 1908, and recorded in the Hancock County Registry of Deeds, Book 445, Page 415."

Reference is further made to deed from Charles J. Hurley and Dorothea L. Hurley to H. Theodore Smith dated September 10, 1965 and recorded in Book 993, at Page 397 in said Registry of Deeds."

HANCOCK COUNTY

⑥#2
E/Rut:
Robinson L.O. - P

108
1 AC

109
0.36 AC

110
0.34 AC

112
0.35 AC

111
0.43 AC

173
0.52 AC

27-RO2-800

27-RO2-900

PAR

165

140

103.9

225.8

139.8

83.5

33.7

86

138

115

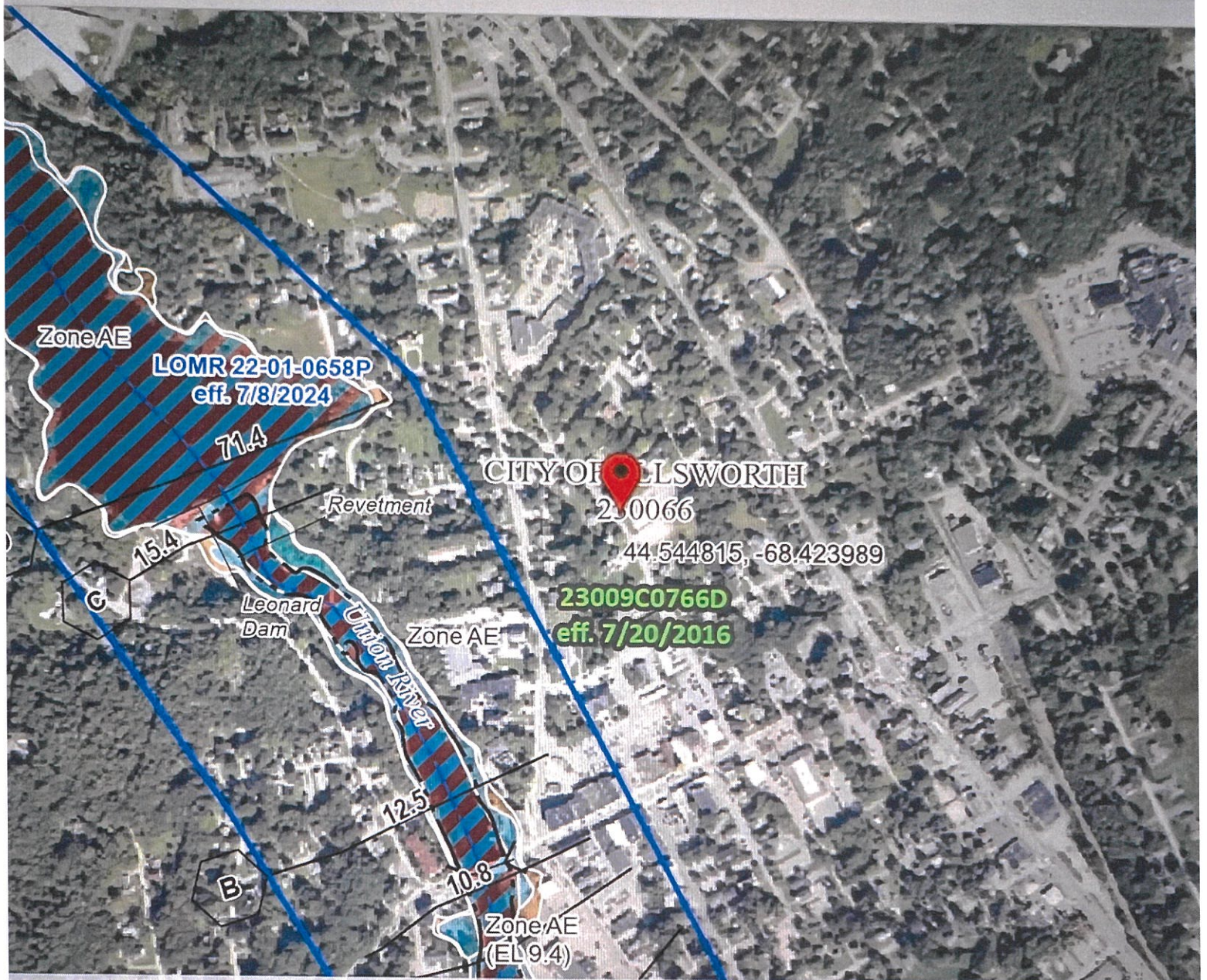
13

158

283.5

133

66



Map: Orthoimagery. Data refreshed June, 2024.

Approximate location based on user input
 does not represent an authoritative
 property location

Selected FloodMap Boundary

Total Data Available

Digital Data Available

Mappped

of Minimal Flood Hazard Zone X

Active LOMRs

of Undetermined Flood Hazard Zone D

otherwise Protected Area

Total Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth
	Regulatory Floodway Zone AE, AO, AH, VE, AR

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 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 FEATURES	20.2
	17.5
	15.0
	12.5
	10.0
GENERAL STRUCTURES	

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Roman Catholic Bishop of Portland (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 4 Park St., 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.

_____	Date	Seller <u>J.T.K.</u>	Date <u>6/16/2026</u>
_____	Date	Seller <u>Roman Catholic Bishop of Portland</u>	Date
_____	Date	Seller	Date
_____	Date	Seller	Date
_____	Date	Seller	Date
_____	Date	Agent <u>Daniel Sargent</u>	Date <u>6/16/2026</u>
_____	Date	Agent <u>Daniel Sargent</u>	Date



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