

PROPERTY LOCATED AT: Map 84 Lot 1-5 Foggy Ridge Way, Ellsworth, 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: There are no known underground storage tanks on the property.

Source of information: Sellers

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: There is no known hazardous materials on the property.

Source of information: Sellers

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

Buyer Initials \_\_\_\_\_

Seller Initials ACT BET

**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: Please see deed

Source of information: Sellers and 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? A Road Association will be formed with this sale

Road Association Name (if known): \_\_\_\_\_

Source of information: \_\_\_\_\_

**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 \_\_\_\_\_

Seller Initials

ACT BET

Amanda and

PROPERTY LOCATED AT: Map 84 Lot 1-5 Foggy Ridge Way, Ellsworth, 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: \_\_\_\_\_

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: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: \_\_\_\_\_

Source of Section III information: Firmette Fema Flood Map

**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: Sellers

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: Sellers

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?..... preliminary ones  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 and Deed

Additional Information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials AMT BCA

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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><i>Amanda R. Tupper</i></u>	<u>9/4/2025</u>	<u><i>Brandon C. Tupper</i></u>	<u>9/4/2025</u>
SELLER	DATE	SELLER	DATE
<b>Amanda R. Tupper</b>		<b>Brandon C. Tupper</b>	

_____ 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.

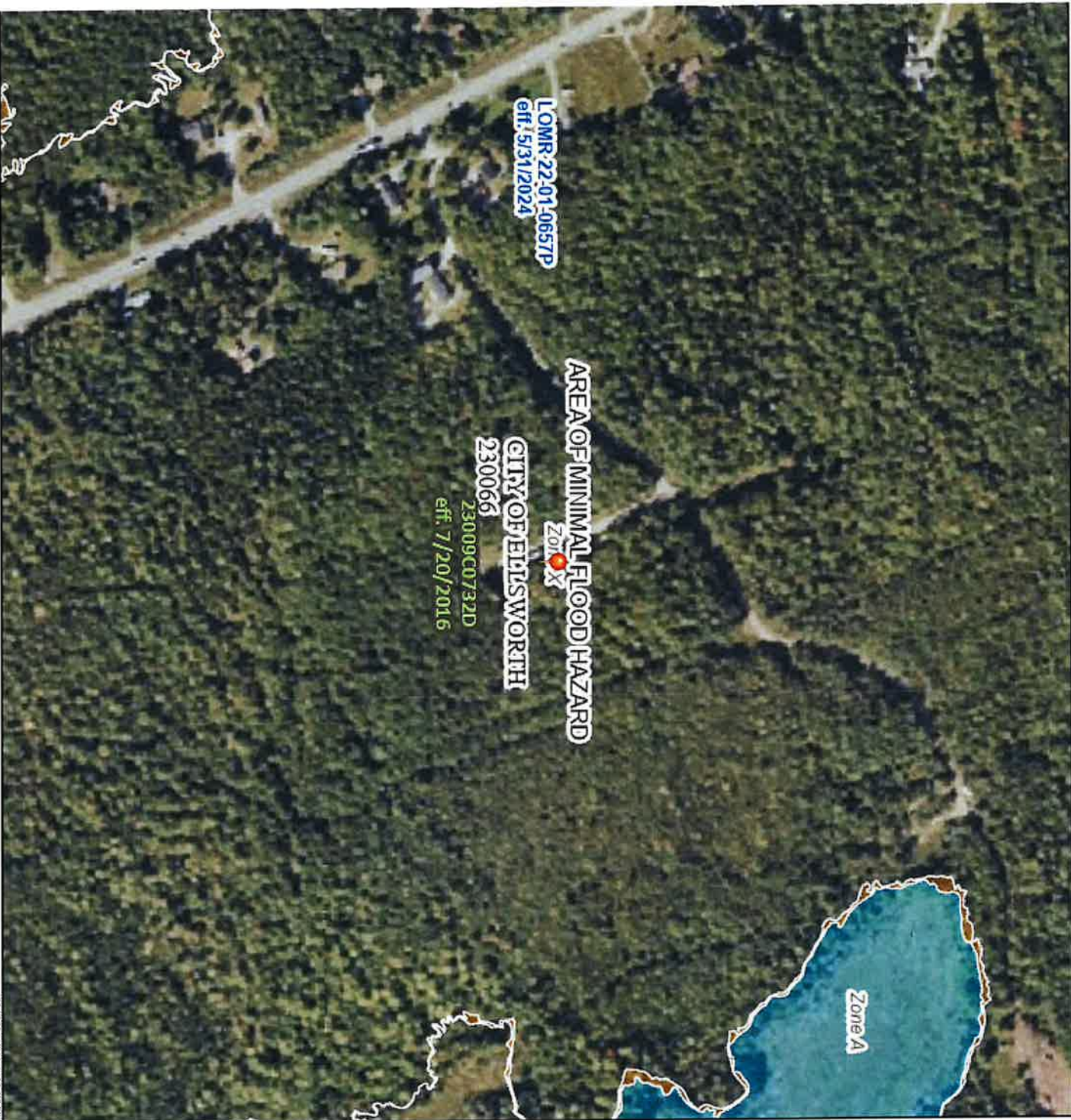
_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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_____ BUYER	_____ DATE	_____ BUYER	_____ DATE
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68°31'18"W 44°36'54"N



## 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, 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 Zone
- 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 C

**OTHER AREAS OF FLOOD HAZARD**

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

**OTHER AREAS 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 **9/9/2025 at 7:46 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, FIRMeTte panel number, and FIRMeTte effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

BK 4789 pg 169 Lot 5

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENT, That I, **CHADD E. BLANCHARD**, whose mailing address is 9 Blanchard Road, Mount Desert, Maine 04660, for consideration paid, GRANTS to, **MARIE K. BLANCHARD**, whose mailing address is P.O. Box 1544, Southwest Harbor, Maine 04679, and **MARIE K. BLANCHARD as custodian for RYON D. HARPER**, under the Maine Uniform Transfers to Minor Act, as joint tenants, with QUIT-CLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in Ellsworth, County of Hancock, State of Maine, bounded and described in Exhibit A attached hereto.

Witness my hand and seal this 18<sup>th</sup> day of June, 2007.

Chadd E. Blanchard  
CHADD E. BLANCHARD

MAINE REAL ESTATE  
TRANSFER TAX PAID

STATE OF MAINE  
COUNTY OF HANCOCK, SS.

Dated: June 18, 2007

Personally appeared the above-named **Chadd E. Blanchard** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Troy L. Woodward  
Notary Public

Troy L. Woodward  
Notary Public  
State of Maine  
(My Commission Expires  
February 20, 2011)

Print / Type Above Name

SEAL

EXHIBIT "A"

A certain lot or parcel of land, situated in Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:

Lot 9 consisting of 4.91 acres all as shown and depicted on a subdivision plan entitled "Ridge View Estates" prepared by Tom Benson, Land Surveyor dated June 21, 2006 and recorded in the Hancock County Registry of Deeds at File 35, No. 127.

The hereinabove described premises is conveyed SUBJECT TO the following restrictive covenants (not conditions subsequent), to wit:

1. No house trailer, double-wides, tents or temporary structures shall be erected, placed, maintained or permitted.
2. The installation and maintenance of sewage disposal facilities shall comply with all rules and regulations of the State Department of Health and Welfare or any other agency having jurisdiction. All waste garbage or rubbish shall be promptly removed from the premises by the grantees or promptly disposed of in accordance with all local ordinances and State Laws concerning the same.
3. Location of wells must be approved by the developer or his designee, so as not to adversely affect the abutting lots, septic system or potential septic sites.
4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary household pets and riding horses shall be kept thereon.
5. Property herein described shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only as an entirety.
6. No unregistered vehicle intended for over-the-road use shall be stored thereon.
7. The maintenance and care of all recreational areas and roads provided by Chadd E. Blanchard for the benefit of the grantees.
8. In the event Chadd E. Blanchard deceases, the grantees are to establish a "Road Maintenance Association", and the grantees herein, for themselves and their heirs and assigns hereby accept all other liabilities and obligations contained in said "Road Maintenance Association."
9. There shall be no hunting or discharging of firearms within the subdivision.

10. No lot owner my protest any future development on the remaining land of Chadd E. Blanchard, his heirs and assigns. This is notice of intent of future development and the extension of the infrastructure and utilities.

11. Grantees of lots 3, 4, 5 and 6 may only be accessed by Big Pine Drive and Foggy Ridge Road. No other entrances are to be developed or constructed off Blanchard Way.

12. The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all other lots of lands and every part thereof and shall run with the land. Invalidation of any one provision by Court Decree or otherwise shall not affect any other provisions which shall remain in full force and effect.

The source of the Grantor's title, reference is had to a deed from Judith A. Goodwin to Chadd E. Blanchard dated April 12, 2005, recorded in the Hancock County Registry of Deeds in Book 4516, Page 173.

# 33

Ref Sandra Collier





DocID#8334595  
Tx:4228711

HANCOCK COUNTY MAINE

### Quit Claim Deed with Covenant

DLN: \_\_\_\_\_

Marie K. Blanchard, with a mailing address of P. O. Box 161, Ellsworth, ME 04605 for consideration paid, grants to **Brandon C. Tupper and Amanda R. Tupper**, with a mailing address of 18 Moxie Way, Hancock, ME 06460, as joint tenants, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in the City of Ellsworth, Hancock County, State of Maine, bounded and described in Exhibit A, attached hereto and made a part hereof.

Witness her hand and seal this 11 day of November, 2022

Sarah Hallinck  
Witness

Marie K. Blanchard  
Marie K. Blanchard

STATE OF MAINE  
COUNTY OF HANCOCK, ss.

11-4, 2022

Personally, appeared the above named, Marie K. Blanchard, and acknowledged the foregoing instrument to be her free act and deed.

Before me,  
Lorraine Marie Benn  
Notary Public

\_\_\_\_\_  
Lorraine Marie Benn  
Printed Name Notary Public, State of Maine  
My Commission Expires March 8, 2023  
\_\_\_\_\_  
Commission Expires

Exhibit A

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in Ellsworth, Hancock County, State of Maine, bounded and described as follows, to wit:

Lot 6 consisting of 5.39 acres all as shown and depicted on a subdivision plan entitled "Ridge View Estates" prepared by Tom Benson, Land Surveyor dated June 21, 2006 and recorded in the Hancock County Registry of Deeds at File 35, No. 127, as amended by Amendment 1 to said plan aforementioned, dated January 3, 2008 and recorded in Plan File 37, No. 95.

The hereinabove described premises is conveyed SUBJECT TO the following restrictive covenants (not conditions subsequent), to wit:

1. No house-trailer, double-wides, tents or temporary structures shall be erected, placed, maintained or permitted.
2. The installation and maintenance of sewage disposal facilities shall comply with all rules and regulations of the State Department of Health and Welfare or any other agency having jurisdiction. All waste garbage or rubbish shall be promptly removed from the premises by the grantees or promptly disposed of in accordance with all local ordinances and State Laws concerning the same.
3. Location of wells must be approved by the developer or his designee, so as not to adversely affect the abutting lots, septic system or potential septic sites.
4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary household pets and riding horses shall be kept thereon.
5. Property herein described shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only as an entirety.
6. No unregistered vehicle intended for over-the-road use shall be stored thereon.
7. The maintenance and care of all recreational areas and roads provided by Chadd E. Blanchard for the benefit of the grantees.
8. In the event Chadd E. Blanchard deceases, the grantees are to establish a "Road Maintenance Association," and the grantees herein, for themselves and their assigns hereby accept all other liabilities and obligations contained in said "Road Maintenance Association".
9. There shall be no hunting or discharging of firearms within the subdivision.

HANCOCK COUNTY

10. No lot owner may protest any further development on the remaining land of Chadd E. Blanchard, his heirs and assigns. This is notice of intent of future development and the extension of the infrastructure and utilities.

11. Grantees of lots 3, 4, 5 and 6 may only access said lots via Big Pine Drive and Foggy Ridge Road. No other entrances are to be developed or constructed off Blanchard Way.

12. The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all other lots of lands and every part thereof and shall run with the land. Invalidity of any one provision by Court Decree or otherwise shall not affect any other provisions which shall remain in full force effect.

For Grantor's source of title to Lot #6 reference may be had to a deed from Terry W. Blanchard to Marie K. Blanchard dated May 20, 2019 and recorded in Book 6951, Page 899 at the Hancock Registry of Deeds.

#3 ③ Ref/Amanda Tupper  
p.57 18 Moxie Way  
Hancock ME 04640

