

**PROPERTY DISCLOSURE**  
**(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 131 Cottage St., Bar Harbor, ME 04609

**SECTION I. UNDERGROUND STORAGE TANKS**

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. \_\_\_\_\_. The underground facility  has  has not been abandoned in place.

**SECTION II. HAZARDOUS MATERIALS**

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

**There are no known underground storage tanks or hazardous materials on the property.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

**SECTION III. MATERIAL DEFECTS**

Material defects pertaining to the physical condition of the property:

**None known.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials \_\_\_\_\_

Seller Initials initial  
LW \_\_\_\_\_

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**SECTION IV. ACCESS TO THE PROPERTY**

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? N/A

Road Association Name (if known): N/A

Source of information: Seller

**SECTION V. 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: \_\_\_\_\_

PROPERTY LOCATED AT: 131 Cottage St., Bar Harbor, ME 04609

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: **Property is in zone X according to Firmette Fema Flood Map.**

Source of Section V information: Firmette Fema Flood Map

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Signed by: Laurie A. Wellman 7/14/2025  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Laurie A. Wellman**

Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

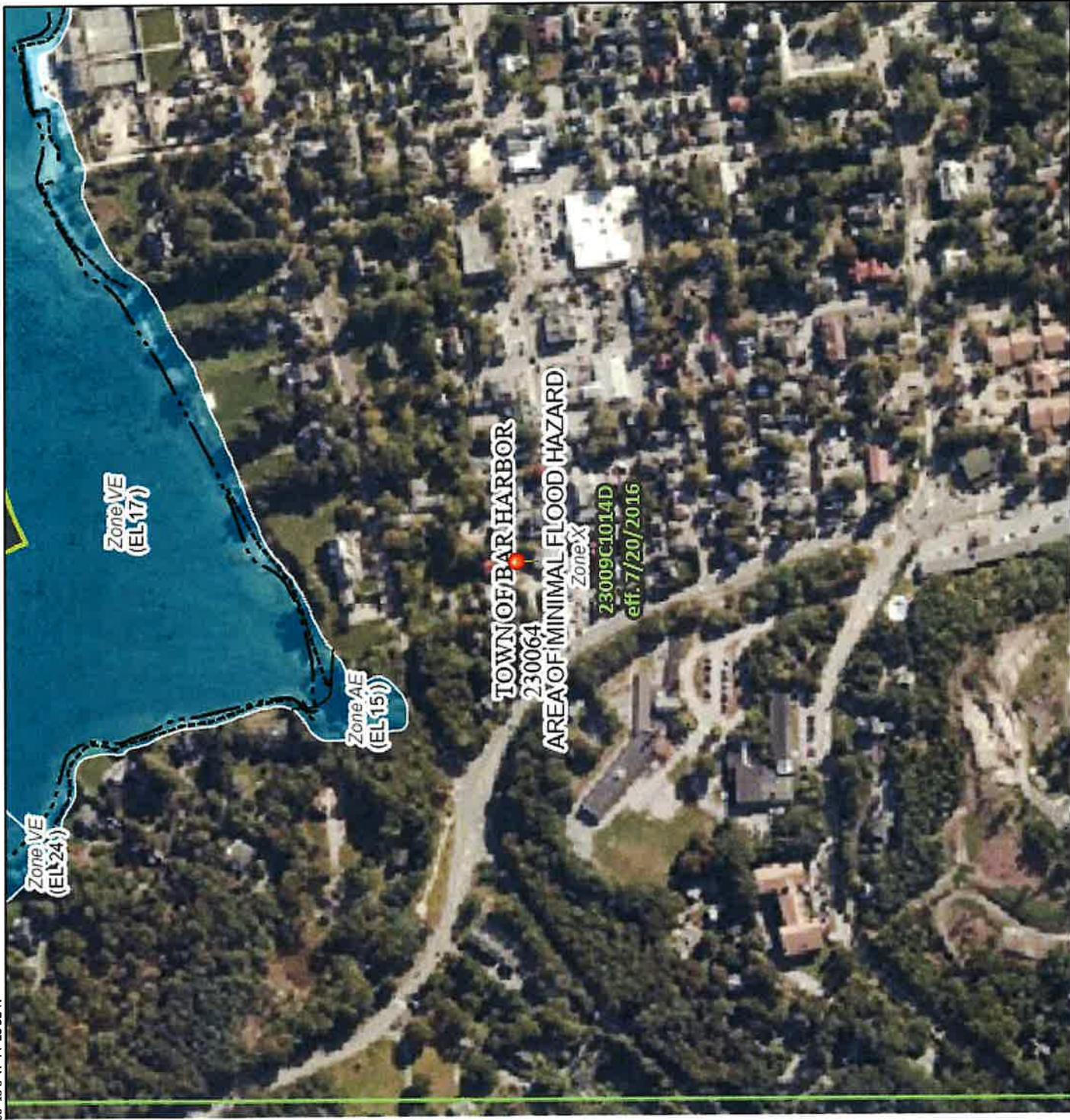
Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_



# National Flood Hazard Layer FIRMette



68°13'8"W 44°23'32"N



68°12'31"W 44°23'7"N

## Legend

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

<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AP</li> <li>Regulatory Floodway</li> </ul>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile</li> <li>Future Conditions 1% Annual Chance Flood Hazard</li> <li>Area with Reduced Flood Risk due to Levee. See Notes.</li> <li>Area with Flood Risk due to Levee</li> </ul>	<p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li>NO SCREEN</li> <li>Area of Minimal Flood Hazard</li> <li>Effective LOMRS</li> <li>Area of Undetermined Flood Hazard</li> </ul>	<p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>	<p><b>CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION</b></p> <ul style="list-style-type: none"> <li>20.2</li> <li>17.5</li> <li>9</li> <li>Coastal Transsect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li>Jurisdiction Boundary</li> <li>Coastal Transsect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>	<p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>
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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 7/17/2025 at 4:34 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.

# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Laurie A. Wellman (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 131 Cottage St., Bar Harbor, ME 04609

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.

Buyer	Date	Signed by: <u>Laurie A. Wellman</u>	Date 7/14/2025
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Signed by: <u>Julie Tilden</u>	Date 7/15/2025
Agent	Date	Agent: <u>Julie Tilden</u>	Date

QUITCLAIM DEED WITH COVENANT

ROBERT J. DEL PAPA, of Bar Harbor, Hancock County, Maine, for consideration paid, GRANTS to ANTHONY C. WEBSTER and LAURIE A. WELLMAN, 3 Bowles-Avenue Road, Bar Harbor, ME 04609, with Quitclaim Covenant, AS JOINT TENANTS, the land situated in Bar Harbor, Hancock County, Maine, together with any and all improvements thereon, bounded and described in EXHIBIT A attached hereto and made a part hereof.

WITNESS my hand this 2nd day of January, 2003.

MAINE REAL ESTATE  
TRANSFER TAX PAID

Robert J. Del Papa  
ROBERT J. DEL PAPA

STATE OF MAINE  
Hancock, ss

Date: January 2, 2003

Personally appeared the above-named Robert J. Del Papa, and acknowledged the above instrument to be his free act and deed.

Before me,

George P. Kesavis  
Notary Public  
Attorney at Law  
George P. Kesavis  
Printed Name of Notary

## EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in Bar Harbor, Hancock County, Maine, being all and the same premises described as conveyed in the Corrective Deed dated July 21, 1994, recorded in Book 2293, Page 273 from Donna A. Hochman and Mitchell R. Hochman to Brenda A. Webber and Gail E. Webber as follows:

"A certain lot or parcel of land, with all buildings thereon, being all and the same premises described as conveyed in deed from Arnold T. Dieckmann and Dawna L. Dieckmann to (Mitchel) Hochman and Donna A. Hochman dated July 24, 1978 and recorded at Book 1342, Page 553 of the Hancock County, Maine, Registry of Deeds, wherein said premises are described as follows, to wit:

'A certain lot or parcel of land with all buildings thereon, situated in the Town of Bar Harbor, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at a point in the northern side line of Cottage Street at the southwest corner bound of a lot now or formerly owned by Shea Brothers; thence in a westerly direction following the northern side line of Cottage Street seventy-five (75) feet, more or less, to the eastern side line of Cadillac Avenue; thence in a northerly direction following the eastern side line of Cadillac Avenue one hundred ten (110) feet, more or less, to the southern line of a lot now or formerly owned by George S. Bowdoin thence in an easterly direction following the southern line of the said George S. Bowdoin lot seventy-five (75) feet, more or less, to the western line of lot owned by the said Shea Brothers; thence in a southerly direction following the western line of the said Shea Brothers lot one hundred ten (110) feet, more or less, to the point of beginning.

Together with a way for all purposes of a way in common with the Whitaker Corporation, its successors and assigns, over Cadillac Avenue as now laid out to Cottage Street.

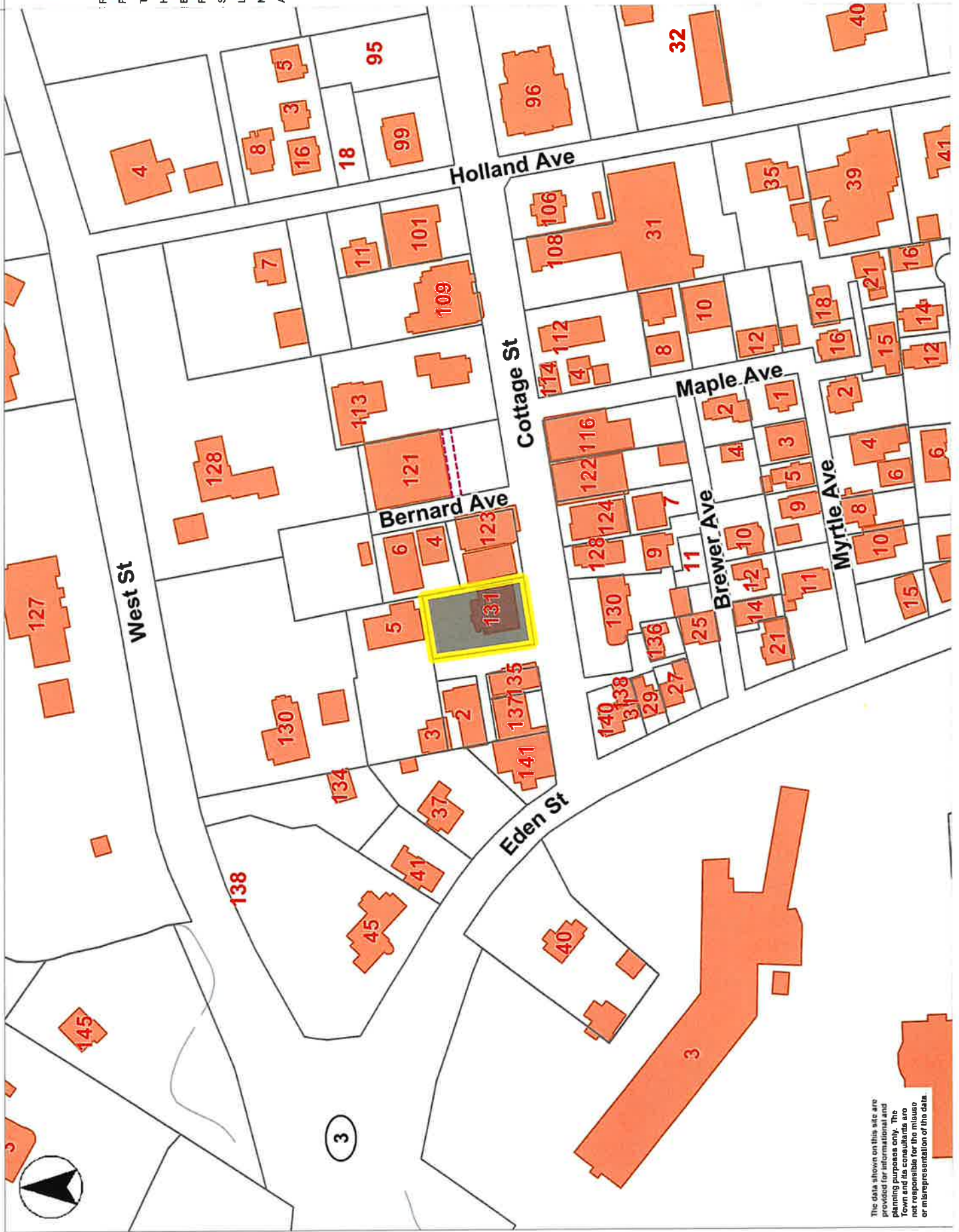
Being the same premises as conveyed by Stevens Ryan Hulbert and Marilyn Hulbert to Arnold T. Dieckmann and Dawna L. Dieckmann by Warranty deed dated May 28, 1976 and recorded in Book 1260, Page 49 of the Hancock County, Maine, Registry of Deeds."

HANCOCK COUNTY

#



- ROW
- Parcels
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Atlantic Ocean




The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

# Town of Bar Harbor Property Summary Report

131 COTTAGE STREET

Map and Lot Number:	104-025-000
Location:	131 COTTAGE STREET
Owner Name:	WELLMAN, LAURIE A
Alternate Id Number	03-008-014

Owner of Record	Current Parcel Value	
WELLMAN, LAURIE A	Land:	\$602,900.00
	Buildings:	\$398,100.00
2 SHANNON ROAD		
BAR HARBOR, ME 04609	<b>Total</b>	<b>\$1,001,000.00</b>



Ownership History			
Owner Name	Book and Page	Sales Date	Sale Price
WELLMAN, LAURIE A	3495/ 0335	01/05/2003	\$325000
DELPAPA, ROBERT	3197/ 0136	11/26/2001	\$314000
WEBBER, BRENDA	2268/ 0168	12/30/1899	\$170000

Land Value Summary	
Lot Size	Assessing Value
0.21	\$602,900.00

Land Line Summary	
Use Code	Use Description
3260	REST/CLUBS MDL-94



