

PROPERTY LOCATED AT: Map 84 Lot 1-9 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? _____

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 are 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 _____

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Seller Initials [Signature] [Signature]

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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? _____

Road Association Name (if known): A Road Association will be formed with the sale of the property.

Source of information: Sellers

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 _____

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Seller Initials


Amanda Tupper

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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?..... ☒ 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

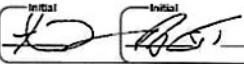
Source of Section IV information: Sellers and Deed

Additional Information: A preliminary soils test was done.

Buyer Initials _____

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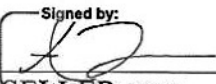
Seller Initials

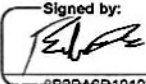

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ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

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.

Signed by:

9/26/2025
SELLER
Amanda R. Tupper

Signed by:

9/26/2025
SELLER
Brandon C. Tupper

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



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, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	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	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs

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

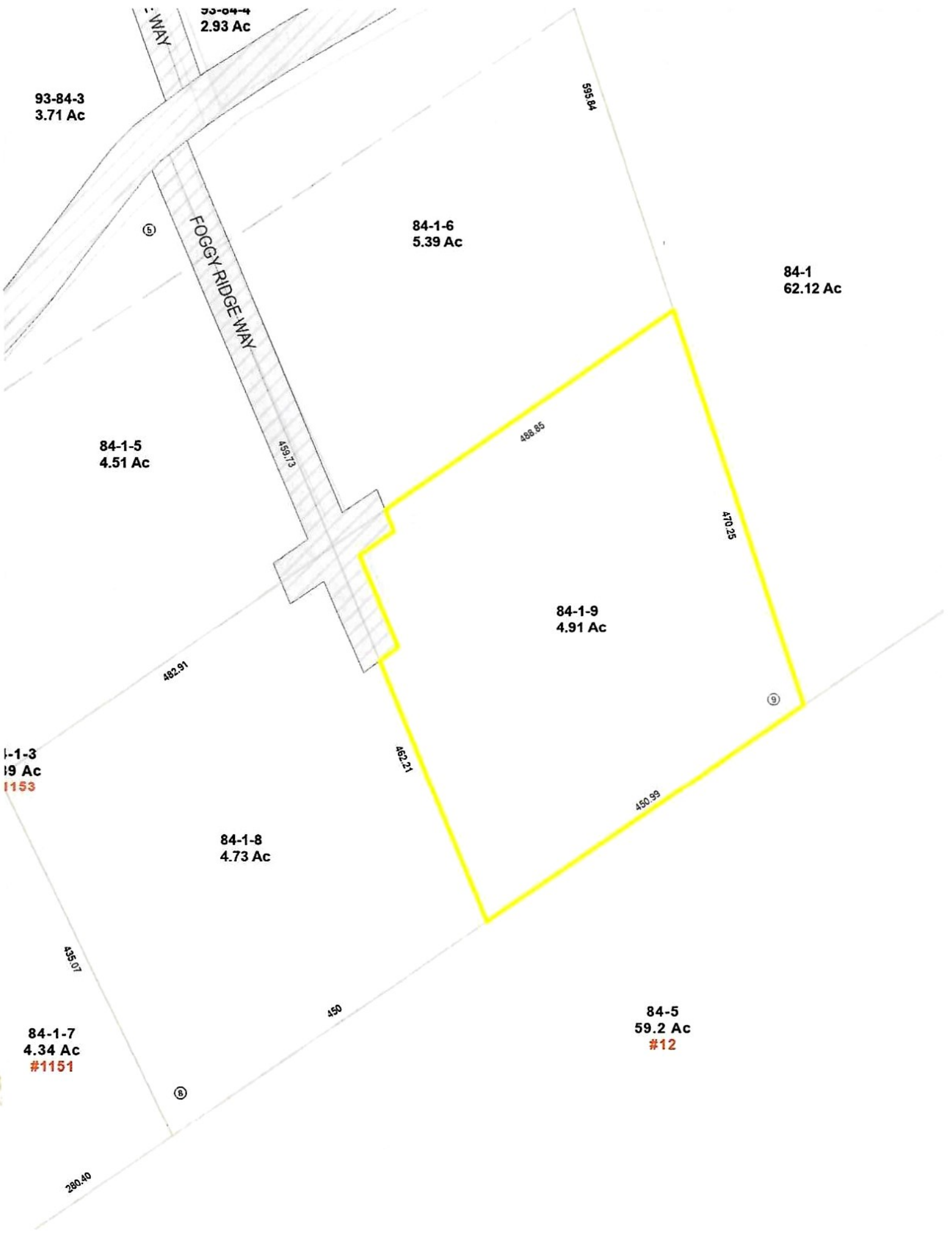


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



93-84-3
3.71 Ac

73-84-4
2.93 Ac

84-1-5
4.51 Ac

1-1-3
19 Ac
#1153

84-1-7
4.34 Ac
#1151

84-1-6
5.39 Ac

84-1-9
4.91 Ac

84-1-8
4.73 Ac

84-1
62.12 Ac

84-5
59.2 Ac
#12

⑤

⑨

⑧

FOGGY RIDGE WAY

455.73

482.91

462.21

488.85

470.25

450.93

450

435.07

280.40

595.84

Quit Claim Deed with Covenant

DLN: _____

Matthew Jordan and Sarah Empie, with a mailing address of 1358 Waltham Road, Waltham, Maine, 04605 for consideration paid, grants to **Brandon C. Tupper and Amanda R. Tupper**, with a mailing address of 18 Moxie Way, Hancock, Maine, 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 their hand and seal this 6 day of June, 2025

Sarah Empie
Witness

Matthew Jordan
Matthew Jordan

Sarah Empie
Witness

Sarah Empie
Sarah Empie

STATE OF MAINE

COUNTY OF HANCOCK, ss.

Personally, appeared the above named Sarah Empie, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Leann Beal
Notary Public

Leann Beal
Printed Name Notary Public, State of Maine
My Commission Expires August 1, 2026

Commission Expires

STATE OF MAINE

COUNTY OF HANCOCK, ss.

6/6, 2025

Personally, appeared the above named Matthew Jordan, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lorraine Marie Benn
Notary Public

Lorraine Marie Benn
Notary Public, State of Maine
My Commission Expires March 8, 2030

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 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, 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.

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 #9 reference may be had to a deed from Marie K. Blanchard and Ryon D. Harper to Marie K. Blanchard dated May 20, 2019 and recorded in Book 6951, Page 896 at the Hancock Registry of Deeds.

P69
④ R: Amanda Tupper
18 Moxie Way
Hancock 04640