

PROPERTY LOCATED AT: Alexander Avenue, Jonesport,

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): _____ Size of tank(s): _____

Location: _____

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

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

Comments: _____

Source of information: Current owners have no knowledge of any hazards on property

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: The tidal Pond was part of the old town dump. The area has been excavated and cleaned up.

Source of information: Current owners have no knowledge of any hazards on property

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

Buyer Initials _____ Page 1 of 3 Seller Initials EB

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SECTION II – GENERAL INFORMATION

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: Right of way access road easement

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): _____

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: The building site has been released from resource protection by the DEP for the state of Maine

Source of information: There is existing documentation

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: deed

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 information: deed

Additional Information: na

Buyer Initials _____

Seller Initials EB

PROPERTY LOCATED AT: Alexander Avenue, Jonesport,

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.

 *Ellis Batson*

07/26/2021

SENDER 07/26/2021 6:28:43 PM EDT

Ellis Batson

DATE

SELLER

DATE

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





Federal Emergency Management Agency

Washington, D.C. 20472

November 1, 2005

MR. RUSSELL M. BATSON, SR.
1 BATSONS POINT
JONESPORT, ME 04649

CASE NO.: 05-01-0825A
COMMUNITY: TOWN OF JONESPORT, WASHINGTON
COUNTY, MAINE
COMMUNITY NO.: 230138

DEAR MR. BATSON:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF JONESPORT, WASHINGTON COUNTY, MAINE	Lot 2, Tax Map 1, Section 11, as described in the Warranty Deed recorded as Document No. 8313 in Book 2901, Page 355, in the Office of the Registry of Deeds, Washington County, Maine The portion of property to be removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 230138	
AFFECTED MAP PANEL	NUMBER: 2301380020D	
	NAME: TOWN OF JONESPORT, WASHINGTON COUNTY, MAINE	
	DATE: 7/15/1992	
FLOODING SOURCE: ATLANTIC OCEAN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.545, -67.627 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
2	11	—	Alexander Drive	Portion of Property	X (unshaded)	12.6 feet	—	13.0 feet


Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


 Doug Bellomo, P.E., Chief
 Hazard Identification Section, Mitigation Division
 Emergency Preparedness and Response Directorate



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)


LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the northwest property corner; thence N63°54'26"E, 561.36 feet to the POINT OF BEGINNING; thence 39°04'53"W, 137.75 feet; thence S38°42'53"W, 200.87 feet; thence N66°58'58"E, 130.26 feet; thence S47°11'51"E, 94.15 feet; thence S77°47'00"E, 55.04 feet; thence N73°05'23"E, 46.00 feet; thence S62°45'49"E, 32.61 feet; thence S24°59'30"E, 23.76 feet; thence N46°39'50"E, 92.28 feet; thence N14°22'21"W, 116.61 feet; thence N23°00'11"W, 93.76 feet; thence S81°28'17"W, 28.41 feet; thence S73°02'42"W, 78.52 feet; thence S81°06'24"W, 45.39 feet; thence S65°57'31"W, 58.79 feet to the POINT OF BEGINNING.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division
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