Docusign Envelope ID: E8A7081C-31F0-883B-817A-4F1EFE71CB0E

PROPERTY LOCATED AT: **14 Hillview Ave, Hodgdon, ME 04730**

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.

ATTENTION SELLERS !!

SECTION 1 – 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

UNKNOWN

In Process

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: **No knowledge of current or previously existing.**

Source of information: **Previous Disclosures/Seller**

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: **No knowledge of current or previously existing.**

Source of information: **Previous Disclosures/Seller**

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

ATTENTION BUYERS !!

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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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Beneficiary of a 66' wide Right of Way**

Source of information: **Previous Disclosures/Seller**

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 [X] No [ ] Unknown

If No, who is responsible for maintenance? **Land owners along road maintain road.**

Road Association Name (if known): **None (Informal agreement)**

Source of information: **Previous Disclosures/Seller**

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).

In Process

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 [X] Unknown

~~If Yes, explain:~~

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, indicate the dates of each claim:~~

Stephen M.

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PROPERTY LOCATED AT: **14 Hillview Ave, Hodgdon, ME 04730**

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?

No digital data available on FEMA website. There is a 100 year flood zone shown along the brook on the 1990 survey.

Relevant Panel Number: **2300210004B** Year: **eff. 8/19/1991** (Attach a copy)

Comments: **No digital data available from FEMA website search. There is a 100 year flood zone shown on survey along the brook** **Copy Attached**

Source of Section III information: **FEMA website/Owner**

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:

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: **Previous Disclosures/Seller/Survey**

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?..... **Copy Attached** ..... ☒ 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: **Seller/Survey**

Additional Information: **None**

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ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... [X] Yes [ ] No

FEMA Flood Hazard Map, Survey

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:
11/2/2026

SELLER	DATE	SELLER	DATE
E58C9B0B8A1B4EA...			
Stephen M. Thomas			
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

In Process

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REALTOR®

EQUAL HOUSING OPPORTUNITY

Stephen M.

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FEMA (//www.fema.gov/)

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates:

14 Hillview Avenue, Hodgdon, Maine

Search

Whether you are in a high risk zone or not, you may need flood insurance (https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than $400 per year. Call your insurance agent today and protect what you've built.

Learn more about steps you can take (https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for **HOULTON, TOWN OF**

Show ALL Products » (https://msc.fema.gov/portal/availabilitySearch?addcommunity=230021&communityName=HOULTON, TOWN OF#search

The flood map for the selected area is number **2300210004B**, effective on **8/19/1991**

MAP IMAGE

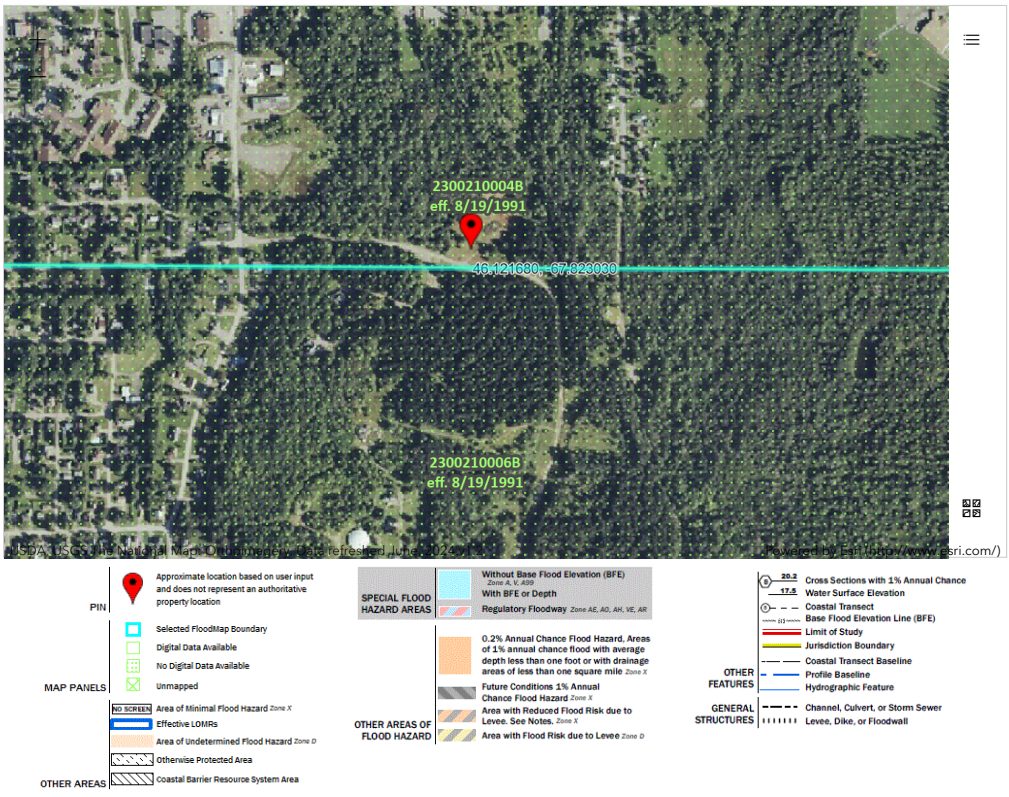
VIEW/PRINT FIRM (https://msc.fema.gov/portal/viewProduct?productID=2300210004B) DOWNLOAD FIRM PANEL

(https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=2300210004B)

Changes to this FIRM

Revisions (1)
Amendments (2)
Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.



Initial

SMT

11/2/2026

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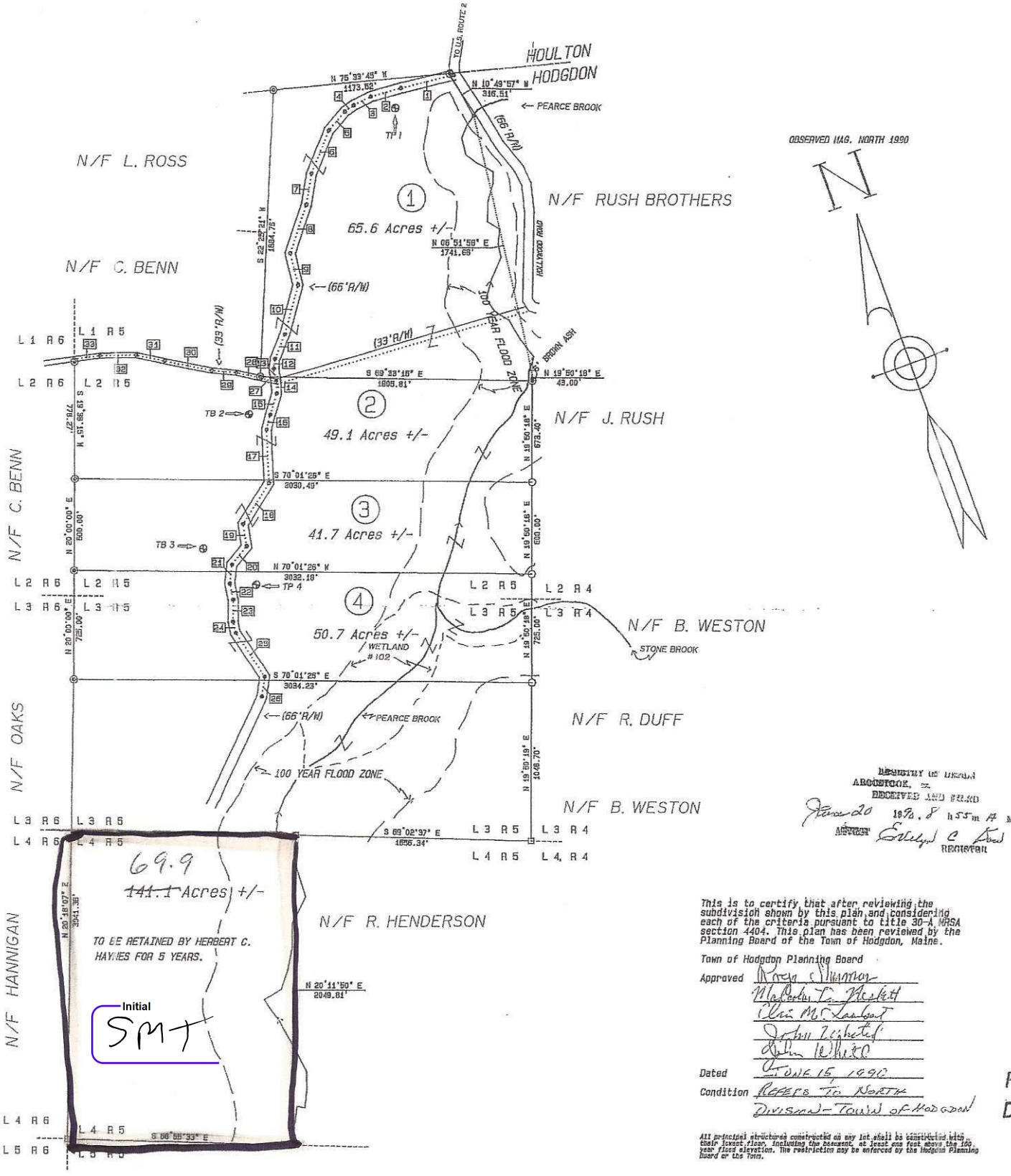

REGISTRY OF DEEDS
AROOSTOOK, ss.
RECEIVED AND FILED
June 20 1990 8 h 55 m A M
ATTEST Evelyn C Dow
REGISTER

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria pursuant to title 30-A MRSA section 4404. This plan has been reviewed by the Planning Board of the Town of Hodgdon, Maine.

Town of Hodgdon Planning Board

Approved Roger Sherman
Malcolm T. Hesketh
Clair M. Lambert
John Nichols
John White

Dated June 15, 1990

Condition Refers to North Division - Town of Hodgdon

All principal structures constructed on any lot shall be constructed with their lowest floor, including the basement, at least one foot above the 100 year flood elevation. The restriction may be enforced by the Hodgdon Planning Board or the Town.

PLAN BO
DATE

LY

DRAWN
APPROVED BY
SCALE 1 INCH