PROPERTY LOCATED AT: **Lot 16 North Ridge Road, Cushing, ME 04563**

PROPERTY DISCLOSURE – LAND ONLY
(With Improvements)

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 – WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: ..... ☐ Yes ☒ No ☐ Unknown
Quality: ..... ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☐ Yes ☒ No

If Yes: Date of most recent test: **N/A** Are test results available? .. ☐ Yes ☐ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☒ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? .... ☐ Yes ☒ No

If Yes, to (a) and/or (b) above, are test results available? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? **N/A**

Has the water been tested for radon?..... ☐ Yes ☐ No

If Yes: Date: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: **N/A**

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: **To the right of the driveway at the start of the clearing.**

Installed by: **Hatch Well Drilling**

Date of Installation: **2020**

USE: Number of persons currently using system: **0**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **New well drilled in anticipation of construction.**

Source of Section I information: **Seller, visual inspection.**

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SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~

~~If Yes, what results: _____~~

~~Have you experienced any problems such as line or other malfunction? ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date Installed: **9/2020** Date last pumped: **N/A** Name of pumping company: **N/A**

Have you experienced any malfunctions?..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

_____

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **On the back side of the rise of the clearing.**

Date of installation of leach field: **9/2020** Installed by: **Miller Brothers Construction**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

_____

Do you have records of the design indicating the # of bedrooms system was designed for? ☒ Yes ☐ No

If Yes, are they available? ..... ☒ Yes ☐ No

Is System located in a Shoreland Zone?..... ☐ Yes ☒ No ☐ Unknown

Comments: **System installed in anticipation of construction.**

Source of Section II information: **Seller, Public Record.**

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PROPERTY LOCATED AT: **Lot 16 North Ridge Road, Cushing, ME 04563**

SECTION III – 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 the 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? **U/K**

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☒ Unknown

Are tanks registered with the DEP? ☐ Yes ☐ No ☒ Unknown

Age of tank(s): **U/K** Size of tank(s): **U/K**

Location: **Seller is unaware of any Hazardous Material**

What materials are, or were, stored in the tank(s): **U/K**

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

Comments: **Seller is unaware of any Hazardous Material**

Source of information: **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: **Seller is unaware of any Hazardous Material**

Source of information:

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

SECTION IV – 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: **Hornbarn Hill HOA**

Source of information: **Seller, Public Record**

Is access by means of a way owned and maintained by the State, a county or mu nicipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? **HOA**

Road Association Name (if known): **Hornbarn Hill HOA**

Source of information: **Seller, Public Record**

PROPERTY LOCATED AT: **Lot 16 North Ridge Road, Cushing, ME 04563**

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: **N/A**

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

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: **N/A**

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: **N/A**

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?

Lot is located in Zone X, Common Area and wharf is Zone AE

Relevant Panel Number: **23013C0531D** Year: **2016** (Attach a copy)

Comments: **No flooding history on the lot.**

Source of Section V information: **FEMA Mapping, Seller**

PROPERTY LOCATED AT: **Lot 16 North Ridge Road, Cushing, ME 04563**

SECTION VI – GENERAL INFORMATION

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

If Yes, explain: **Common area is in shoreland zone.**

Source of information: **Seller, Public Record**

Is the property the result of a division within the last 5 years (i.e. subdivision)? [ ] Yes [X] No [ ] Unknown

If Yes, explain: **N/A**

Source of information: **Seller, Public Record**

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

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Has the property ever been soil tested? ..... [X] Yes [ ] No [ ] Unknown

If Yes, are the results available? ..... [X] Yes [ ] No [ ] Unknown

Are mobile/manufactured homes allowed? ..... [ ] Yes [X] No [ ] Unknown

Are modular homes allowed? ..... [ ] Yes [X] No [ ] Unknown

Source of Section VI information: **Seller, Public Record, Bylaws**

Additional information: **HOA fee is ~~$385~~ $380 quarterly & includes the use of the wharf, road & common area**

Continued... See Addendum additional information 1 2027 and 2028 HOA qtrly fee $1540.-

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.

DocuSigned by: 10/2/2026
SELLER DATE
James Li, Trustee

DocuSigned by: 10/2/2026
SELLER DATE
Kim Newby, Trustee

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

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EQUAL HOUSING OPPORTUNITY

Docusign Envelope ID: D91A11EC-0A39-8C7A-802B-B4D8FD7AEE1C

ADDENDUM

PROPERTY: **Lot 16 North Ridge Road, Cushing, ME 04563**

1) additional information

maintenance. Seller Trustee is a Maine real estate licensee. Seller name is Spotted Duck Revocable Trust.

Date: _____

Signature

Date: 10/2/2026

DocuSigned by:

Signature

Date: _____

Signature

Date: 10/2/2026

DocuSigned by:

Signature

Lash Realty Group, 1400 Washington Road Waldoboro ME 04572 Phone: 2078327885 Fax: 2078325830 James Li & Kim
Scott Lash
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

DocuSign Envelope ID: D8F6A2B6-B3A2-44B9-9D03-31CF2DA3E0DD

National Flood Hazard Layer FIRMette

FEMA



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, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- 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 D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 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

N

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 3/27/2025 at 5:40 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.

Receipt # 117172 KNOX SS. RECEIVED
VOL 5528 PG 264
03/11/2020 12:01:51 PM
3 Pages
Instr # 2020-2073
ATTEST Madelene F. Cole, Knox Co Registry of Deeds

WARRANTY DEED
Maine Statutory Short Form

Camden Center LLC, a Maine limited liability company, for consideration paid, does hereby grant, to James Li and Kim Newby as Trustees of the Spotted Duck Revocable Living Trust under declaration of trust dated February 6, 2013, with a mailing address of P.O. Box 24, Friendship, Maine 04547, with warranty covenants the real property located in the Town of Cushing, Knox County, Maine, described as follows:

That certain lot or parcel of land with any buildings thereon located in the Town of Cushing, County of Knox and State of Maine, being known as **Lot #16** as depicted on the amended subdivision plan entitled, "Amended Subdivision Plan, Hornbarn Hill Subdivision, Four Additional Lots," prepared by Corner Post Surveying, dated June 10, 2011 and recorded in the Knox County Registry of Deeds in Book 21, Page 168.

SUBJECT TO the conditions and restrictions as shown on the original and various amended versions of said plans recorded in said Registry in Cabinet 16, Sheet 91, Cabinet 16, Sheet 137 and Cabinet 18, Sheet 195, and on the plan entitled "Buffer and Well Restriction Zone Plan" prepared by Engineering Dynamics, Inc. and recorded in said Registry in Cabinet 17, Sheet 44. Reference is also hereby made to the "Plan of Common Lands of Hornbarn Hill Subdivision" prepared by Corner Post Surveying dated April 5, 2010 and recorded in said Registry in Book 21, Page 56.

ALSO CONVEYING in common with others the right to use the streets, ways and common areas as depicted on said plans for access and all other appropriate purposes.

SUBJECT TO AND WITH THE BENEFIT OF the rights and easements granted and reserved in the deed from Machias Savings Bank to Hornbarn Hill Homeowners' Association, dated August 11, 2010 and recorded in said Registry in Book 4273, Page 288 and Quitclaim Deed from Machias Savings Bank to Meduncook Plantation Homeowners' Association, Gaunt Neck Homeowners' Association and Hornbarn Hill Homeowners' Association dated August 11, 2010 and recorded in said Registry in Book 4273, Page 293.

SUBJECT TO AND WITH THE BENEFIT OF all rights and obligations of membership in Hornbarn Hill Homeowners' Association.

REAL ESTATE TRANSFER TAX PAID

SUBJECT TO AND WITH THE BENEFIT OF the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Hornbarn Hill, dated June 23, 2004 and recorded in said Registry in Book 3241, Page 137 and amended by an instrument dated January 17, 2005 and recorded in said Registry in Book 3365, Page 223.

SUBJECT TO the conditions and restrictions set forth in the Findings of Fact and Order of the State of Maine Department of Environmental Protection, as modified, corrected, revised or transferred, recorded in said Registry in Book 3232, Page 37 and Book 4265, Page 163.

SUBJECT TO AND WITH THE BENEFIT OF the restrictive covenants and negative easements as set forth in an instrument executed by Cushing Holdings, LLC and Last Resort Holdings, LLC, dated June 23, 2004 and recorded in said Registry in Book 3241, Page 110. Reference is hereby made to the plan entitled "Open Space Area and Limit of Public Access" project title "Out-to-Sea LLC, Cushing, ME" prepared by Engineering Dynamics, Inc. recorded in said Registry in Cabinet 16, Sheet 152.

MEANING AND INTENDING to describe and to convey herein a portion of the premises conveyed to Camden Center LLC from Breakwater Realty, LLC by deed dated January 15, 2020, and recorded at the Knox County Registry of Deeds in Book 5511, Page 79.

WITNESS our hands and seals this 11th day of March, 2020

Signed, Sealed and Delivered
in the Presence of:

Witness

Camden Center LLC

Douglas Clayton, Member

STATE OF MAINE,

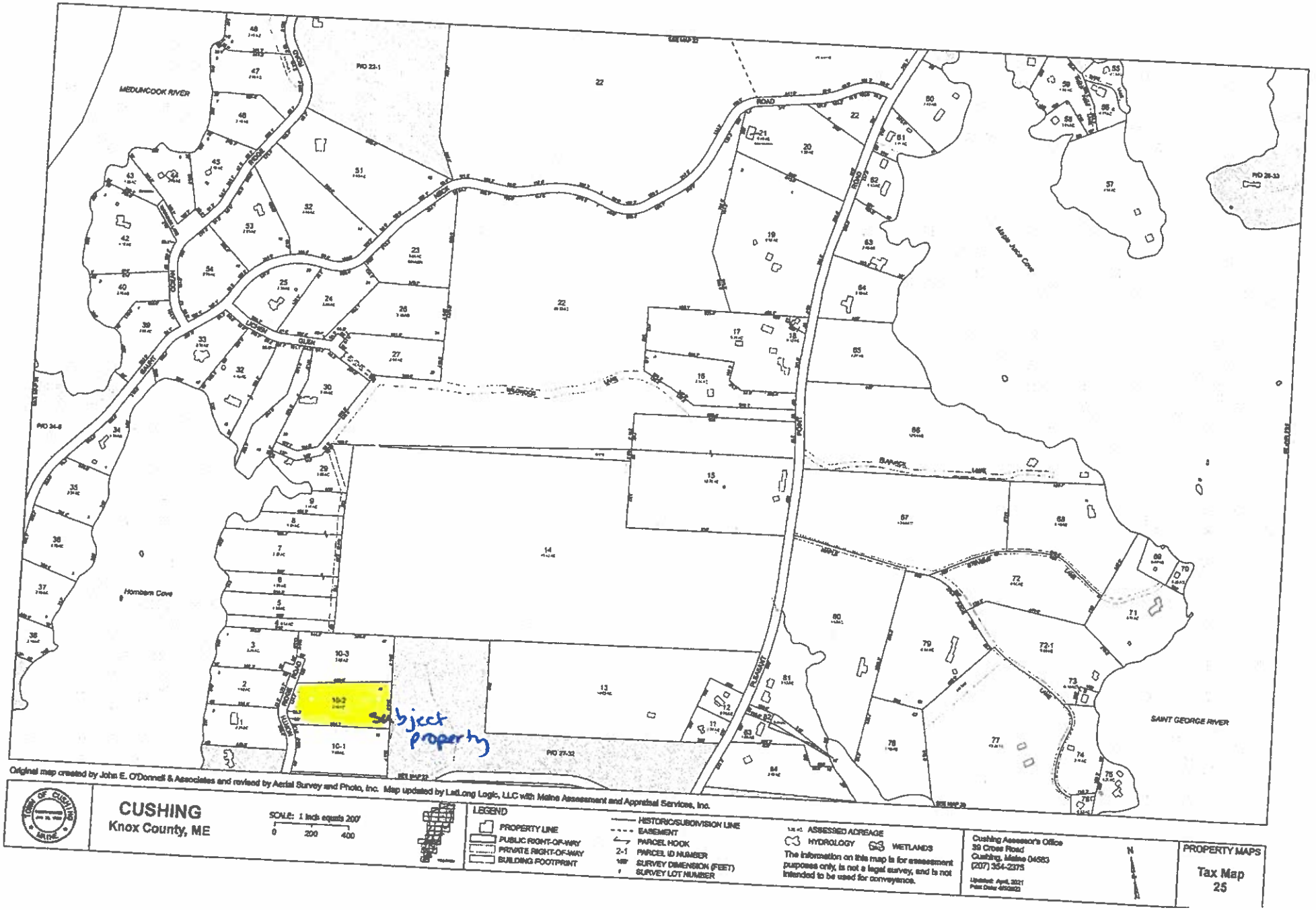
COUNTY OF Lincoln, SS. Dated: March 11, 2020

Then personally appeared before me the above-named Douglas Clayton and acknowledged the above instrument to be his free act and deed in his said capacity.

Notary Public Attorney at Law

Peter Lynch

(Stamp or Print Name of Notary)



Original map created by John E. O'Donnell & Associates and revised by Aerial Survey and Photo, Inc. Map updated by LadLong Logic, LLC with Maine Assessment and Appraisal Services, Inc.

CUSHING
Knox County, ME

SCALE: 1 inch equals 200'
0 200 400

LEGEND
- PROPERTY LINE
- PUBLIC RIGHT-OF-WAY
- PRIVATE RIGHT-OF-WAY
- BUILDING FOOTPRINT
- HISTORIC/SUBDIVISION LINE
- EASEMENT
- PARCEL HOOK
- 2-1 PARCEL ID NUMBER
- 165' SURVEY DIMENSION (FEET)
- 1 SURVEY LOT NUMBER
- 1.25 ac ASSESSED ACREAGE
- HYDROLOGY
- WETLANDS

The information on this map is for assessment purposes only, is not a legal survey, and is not intended to be used for conveyance.

Cushing Assessor's Office
39 Cross Road
Cushing, Maine 04563
(207) 354-2375

Updated: April, 2021
Plan Date: 4/5/2021

N

PROPERTY MAPS
Tax Map 25