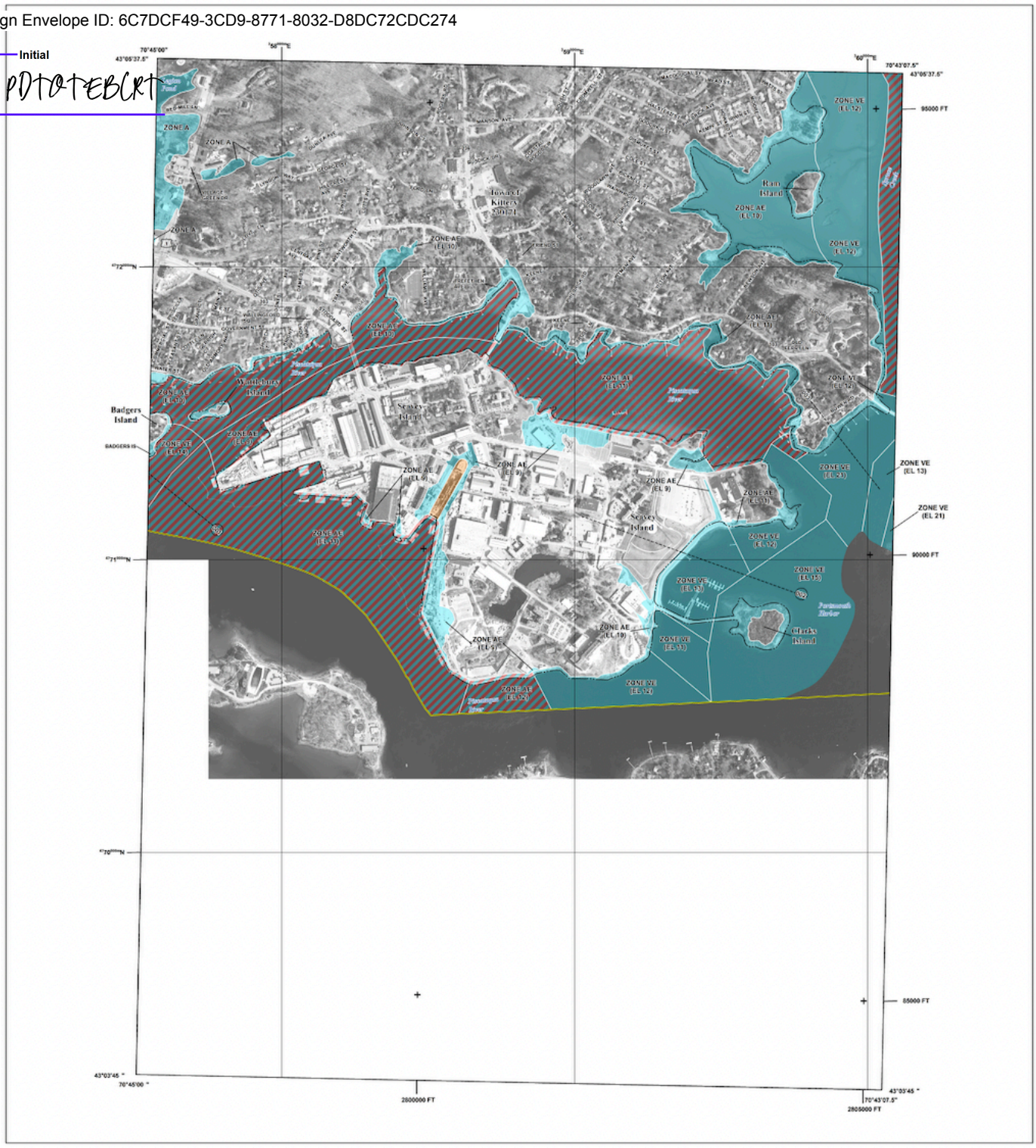
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## FLOOD HAZARD INFORMATION

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

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

**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
- Area of Undetermined Flood Hazard — Zone D

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- 18.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)

**OTHER FEATURES**
- Limit of Study
- Jurisdiction Boundary

## NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM provided in digital format by State of Maine, Maine office of GIS (MeGIS). This information was derived from MeGIS, dated 2012.

The map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and FDTs may reflect stream channel distances that differ from what is shown on the map.

Coastal Barrier Resources System (CBRS) areas and "otherwise protected areas" (OPAs) are no longer shown on this map panel, but still may be present in this community. Current information on these areas is provided by the U.S. Fish & Wildlife Service (FWS). NFIP flood insurance is not available within CBRS areas for structures that are built or substantially improved on or after the dates indicated by FWS. Users should reference the most up-to-date information provided by FWS to determine NFIP insurance eligibility. The official maps and additional information regarding CBRS areas are provided on the FWS website at: www.fws.gov/cbra. FEMA also includes the official boundaries from FWS on our interactive and dynamic flood maps available through the FEMA Map Service Center.

## SCALE

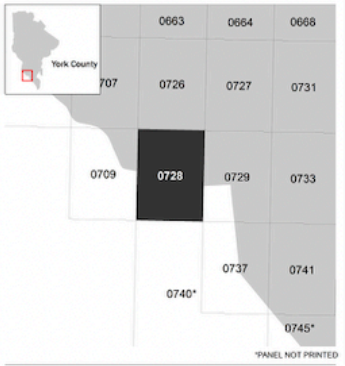
Map Projection:
NAD 1983 UTM Zone 19N;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

## PANEL LOCATOR




FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

YORK COUNTY, MAINE

All Jurisdictions

PANEL 0728 OF 0800

FEMA

Panel Contains:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|---|---|---|---|
| KITTERY, TOWN OF | 230171 | 0728 | G |

VERSION NUMBER
2.3.2.1

MAP NUMBER
23031C0728G

EFFECTIVE DATE
July 17, 2024

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# Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

## IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

## TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

## Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

**First: Does your house have arsenic treated (CCA) wood?**

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

**Second: If so, reduce contact with the arsenic.**

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

**Third: If you have any questions, call us toll-free in Maine: 866-292-3474**

# Common Questions

*What is CCA wood?*

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

*What is Arsenic?*

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Berkshire Hathaway Verani, 26 Congress St Portsmouth NH 03801 (207)475-5334 24 Island Ave Kittery
Erica Van Dissel

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# LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Edwin B. Christy Revocable Trust**
(hereinafter "Seller")
AND
(hereinafter "Buyer")
FOR PROPERTY LOCATED AT **24 Island Ave, Kittery,**

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).

X 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).

X 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 | Seller **Edwin B. Christy Revocable Trust** Signed by: Paula Davies Trustee of the Edwin B. Christy 783527FD58524BB... | 10/16/2026 Date |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller DocuSigned by: Erica Van Dissel 68EB17C8D5F645A... | 10/16/2026 Date |
| Agent | Date | Agent **Erica Van Dissel** | Date |

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EQUAL HOUSING OPPORTUNITY

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# Have you tested your well water for arsenic?

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## Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

## Protect your family. Test your well for arsenic every 3 to 5 years.

## How to Test Your Well Water

### 1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

### 2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

### 3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

## Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

## Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

**Protect your family. Test your well.**

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Berkshire Hathaway Verani, 26 Congress St Portsmouth NH 03801 Phone: (207)475-5334 Fax: 24 Island Ave
Erica Van Dissel Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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BOOK 2097 PAGE 838

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19140

# Know All Men by these Presents,

That I, Gertrude W. Hennessey of Kittery, County of York and State of Maine,

in consideration of One Dollar and other valuable consideration,
paid by Edwin B. Christy of 197 Richards Avenue, Portsmouth, County of Rockingham and State of New Hampshire,
the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY,
unto the said Edwin B. Christy, his

heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situate on Badgers Island, so-called, in Kittery, County of York and State of Maine, and bounded and described as follows: BEGINNING at an iron pipe in the ground in the center of the right-of-way used by Elizabeth B. Flynn and others and running northerly through the center of said right-of-way for seventy (70) feet, more or less; thence turning and running easterly by the edge of the lower terrace on land now or formerly of Clark M. Coleman to the Piscataqua River; thence turning and running by said Piscataqua River to land now or formerly of said Elizabeth B. Flynn; thence turning and running westerly by land now or formerly of said Flynn to an iron pipe in the ground at the center of the easterly end of Island Avenue; thence turning and running northerly by the easterly end of said Island Avenue fourteen (14) feet to an iron pipe in the ground; thence turning and running westerly by said Island Avenue twenty-five (25) feet to an iron pipe in the ground at the point of beginning.

The right to use that part of the aforementioned right-of-way now or formerly of Elizabeth B. Flynn is hereby conveyed to the Grantee.

Also a right-of-way over a triangular shaped strip of land adjoining said right-of-way on the westerly side at said Island Avenue and bounded as follows:BEGINNING at said right-of-way on said Island Avenue and running westerly by said Avenue eight (8) feet; thence turning and running northeasterly fourteen and one-half (14½) feet to said right-of-way; thence turning and running southerly by said right-of-way, twelve (12) feet to the point of beginning.

Being the same premises described in Warranty Deed of John L. Cash to Bernard M. Hennessey and Gertrude W. Hennessey, Joint Tenants, dated April 24, 1948, recorded in York County Registry of Deeds, Book 1119, Page 122.

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**To Have and to Hold** the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Edwin B. Christy, his heirs and assigns, to him and their use and behoof forever.

**And** I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances: that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I the said Gertrude W. Hennessey, being a widow,

~~joining in this deed as Grantor~~, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 29 day of September in the year of our Lord one thousand nine hundred and seventy-five.

**Signed, Sealed and Delivered in presence of**

Gertrude W. Hennessey

~~STATE OF MAINE~~
STATE OF NEW HAMPSHIRE

Rockingham, ss. Sept 29, 1975

Personally appeared the above named Gertrude W. Hennessey and acknowledged the above instrument to be her free act and deed.

Before me, Charles J. Griffin
~~Notary Public~~
Notary Public

My Commission Expires:
Charles J. Griffin
Notary Public for
~~The State of New Hampshire~~
My Commission Expires
May 23, 1978

STATE OF MAINE
Received SEP 30 1975
recorded in BOOK 2097 PAGE 838

York, ss. Registry of Deeds
19 at 9 H., 10 M., 11 M., and
ATTEST: Phyllis T. Desclambeault Register.

York, ss.
Received SEP 30 1975 at 9 H. 10 m. A. M.
and recorded from the original

2097 PAGE 838

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BOOK 2097 PAGE 840

19141

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# Know all Men by these Presents.

That, I, Edwin B. Christy of Portsmouth, County of Rockingham and State of New Hampshire,

in consideration of -------THIRTY-FIVE THOUSAND----------DOLLARS,

paid by Portsmouth Savings Bank, a corporation established by the laws of the State of New Hampshire, and located and doing business at Portsmouth, in the County of Rockingham and State of New Hampshire,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Portsmouth Savings Bank, its successors

~~heirs~~ and assigns forever.

a certain lot or parcel of land with the buildings thereon, situate on Badgers Island, so-called, in Kittery, County of York and State of Maine, and bounded and described as follows:

Beginning at an iron pipe in the ground in the center of the right-of-way used by Elizabeth B. Flynn and others, and running northerly through the center of said right-of-way for seventy (70) feet, more or less; thence turning and running easterly by the edge of the lower terrace on land now or formerly of Clark M. Coleman to the Piscataqua River; thence turning and running by said Piscataqua River to land now or formerly of said Elizabeth B. Flynn; thence turning and running westerly by land now or formerly of said Flynn to an iron pipe in the ground at the center of the easterly end of Island Avenue; thence turning and running northerly by the easterly end of said Island Avenue fourteen (14) feet to an iron pipe in the ground; thence turning and running westerly by said Island Avenue, twenty-five (25) feet to an iron pipe in the ground at the point of beginning.

The right to use that part of the aforementioned right-of-way now or formerly of Elizabeth B. Flynn is hereby conveyed to the Grantee.

Also a right-of-way over a triangular shaped strip of land adjoining said right-of-way on the westerly side at said Island Avenue and bounded as follows: Beginning at said right-of-way on said Island Avenue and running westerly by said Avenue eight (8) feet; thence turning and running northeasterly fourteen and one-half ($14\frac{1}{2}$) feet to said right-of-way; thence turning and running southerly by said right-of-way twelve (12) feet to the point of beginning.

Being the same premises which I acquired by Warranty Deed of Gertrude W. Hennessey, dated September 29, 1975, to be recorded herewith in York County Registry of Deeds.

Being one of two Mortgages securing the same obligation.