Docusign Envelope ID: DCD7779F-DFBF-481E-A852-480454200964

PROPERTY LOCATED AT: **The Fogg Lot - Off Middle Road, Naples, ME 04055**

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? **N/A**

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: **Seller is unaware of any underground storage tanks**

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 Materials**

Source of information: **Seller**

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

Buyer Initials _____ _____ _____ _____ Seller Initials TJ _____ _____ _____ _____

Everett Realty Group, 4 Park Street Farmingdale ME 04344 Phone: 2074614249 Fax: Matt Hancock
Shelly Everett
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PROPERTY LOCATED AT: **The Fogg Lot - Off Middle Road, Naples, ME 04055**

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: **Right of way easements**

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

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

Road Association Name (if known): **XXXX**

Source of information: **Public Records**

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 [X] No [ ] Unknown

If Yes, explain: **XXX**

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

If Yes, explain: **XXX**

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

If Yes, explain: **XXXX**

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: **XXXX**

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PROPERTY LOCATED AT: **The Fogg Lot - Off Middle Road, Naples, ME 04055**

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: **XXX**

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?

XXXX

Relevant Panel Number: **23005C0113F** Year: **2024** (Attach a copy)

Comments: **Area of minimal flood hazard**

Source of Section III information: **FEMA**

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: **XXX**

Source of information: **Public Record**

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

If Yes, explain: **XXX**

Source of information: **Public Records / Seller**

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: **XXX**

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: **Seller**

Additional Information: **No specific restrictions are noted in the deed.**

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PROPERTY LOCATED AT: **The Fogg Lot - Off Middle Road, Naples, ME 04055**

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:
Tricia Johnson 3/18/2026
35BB35DCD4D0478...

SELLER DATE SELLER DATE

Matt Hancock Properties, LLC. Tricia Johnson Gen. Mgr.

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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Matt Hancock

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS,

THAT HANCOCK LAND COMPANY, INC., a Maine corporation with a principal place of business in Casco, Maine 04015,

for consideration paid,

grants to **MATT HANCOCK PROPERTIES, LLC**, a Maine limited liability company with a mailing address of P.O. Box 295, Casco, ME 04015,

with **QUITCLAIM COVENANT,** a certain lot or parcel of land situated in the Town of Naples, County of Cumberland and State of Maine, more particularly bounded and described in the Exhibit A attached hereto.

IN WITNESS WHEREOF, the said HANCOCK LAND COMPANY, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Kevin Hancock, its CEO, thereunto duly authorized, this 9th day of January, 2007.

Witness:

Amanda Meader

HANCOCK LAND COMPANY, INC.

Kevin Hancock

By: Kevin Hancock
Its: CEO

STATE OF MAINE
COUNTY of CUMBERLAND

January 9th, 2007

Then personally appeared the above-named Kevin Hancock, signer of the foregoing instrument, CEO of Hancock Land Company, Inc., and acknowledged the same to be his free act and deed in his said capacity, and the free act and deed of Hancock Land Company, Inc.

Before me, Amanda Meader
Attorney-at-Law/~~Notary Public~~

Print Name: Amanda Meader

Exhibit A

A certain lot or parcel of land, located on the westerly side of the Middle Road in the Town of Naples, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at a corner of rock walls on the westerly sideline of the assumed Middle Road right-of-way; said point being at the northeasterly corner of land now or formerly of Chaplin Hill LLC; thence along the westerly sideline of Middle Road partially marked by a rock wall North 5-52-49 East 712.57 feet to a point; thence also by the westerly sideline of Middle Road by a curve to the west having a radius of 918.21 feet a distance of 431.86 feet to a point; thence continuing by the westerly sideline of Middle Road partially marked by a rock wall North 21-04-03 West 381.04 feet to a corner of rock walls; thence along the Naples-Harrison town line South 72-32-07 West 1305.01 feet to an iron pin in a rock wall; thence along a rock wall and land of Chaplin Hill LLC the following courses and distances: South 18-21-45 East 242.34 feet to a point; thence South 18-14-00 East 408.47 feet to a point; thence South 15-34-09 East 236.93 feet to a point; thence South 16-50-00 East 294.21 feet to a point; thence South 16-14-43 East 239.50 feet to a corner of rock walls; thence continuing along land of Chaplin Hill LLC along a rock wall which lies just northerly of the driveway leading westerly from the Middle Road the following courses and distances: North 73-49-26 East 677.60 feet to a point; thence North 76-15-12 East 303.34 feet to the corner of rock walls at the point of beginning.

Also releasing to Grantee, its successors or assigns, a right-of-way and easement for lawful vehicular and non-vehicular access and utilities of all kinds along the full length of the easterly boundary of the premises conveyed herein, to the extent that Grantor possesses such rights, over Middle Road to and from the premises conveyed by this deed and for the benefit of the entire premises herein conveyed. Such easement shall include the right to maintain and improve the easement area, including without limitation paving and repaving. If Grantee improves the easement area, and Grantor damages such improvements, Grantor agrees, at its sole cost, to restore the easement area to its improved condition, provided, however, that such obligation of Grantee shall only apply to improvements made by Grantee that are built with an adequate road width, adequate shoulder material, and sufficient depth of base material to allow reasonable and customary use of the roadway by timber harvesting, land management, and land development activities without creating damage, including use by log trucks and low beds and the associated loaded weights. If Grantee damages the easement area, Grantee agrees, at its sole cost, to restore the easement area to its condition prior to such damage. Grantor acknowledges and agrees that Grantee may subdivide the premises herein conveyed, and that this easement shall be appurtenant to all lots created by such subdivision or subdivisions. Grantor specifically reserves for itself, its successors and assigns, a right of way and easement for all lawful vehicular and non-vehicular access and utilities of all kinds over Middle Road for the benefit of its land abutting said road along the length of Hancock Land Company's ownership abutting said road, and to the extent that Grantor holds a fee interest in portions of said road, it retains title thereto.

Meaning and intending to convey and hereby conveying the same premises conveyed to Hancock Land Company, Inc. by Robert E. Fogg and Christy A. Fogg by a deed dated January 20, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23607, Page 178.

Received
Recorded Register of Deeds
Jan 12,2007 11:53:34A
Cumberland County
Pamela E. Lovley

John E. O'Donnell & ASSOCIATES, INC.
PROPERTY TAX ASSESSMENT • EQUALIZATION • MAPPING

NAPLES
MIDDLE ROAD

PROPERTY INFORMATION

Site:	Map R11, Lot 067
Town:	Naples
Tax Year:	2025
Owner:	HANCOCK, MATT PROPERTIES LLC
Last Committed Tax:	$1,045.00

Land Value:	$110,000
Building Value:	$0
Total Real Value:	$110,000
Exemption Value:	$0
Net Taxable Real Value:	$110,000

OWNER INFORMATION

Owner #1:	HANCOCK, MATT PROPERTIES LLC
Mailing Address:	PO BOX 295 CASCO, ME 04015
Trio Account #:	1244

Owner Since:	03/16/2006
Book:	24752
Page:	96
Purchase Price:	$0

Documents:

LAND INFORMATION

LAND GROUP: TYPE	SIZE	VALUE
Primary Lot: Table 2	1 AC	$28,000
Primary Lot: Additional 2	39 AC	$82,000
	40.00 AC	**$110,000**

SITE IMPROVEMENT

Improvements made to the property such as a well, septic system or driveway.

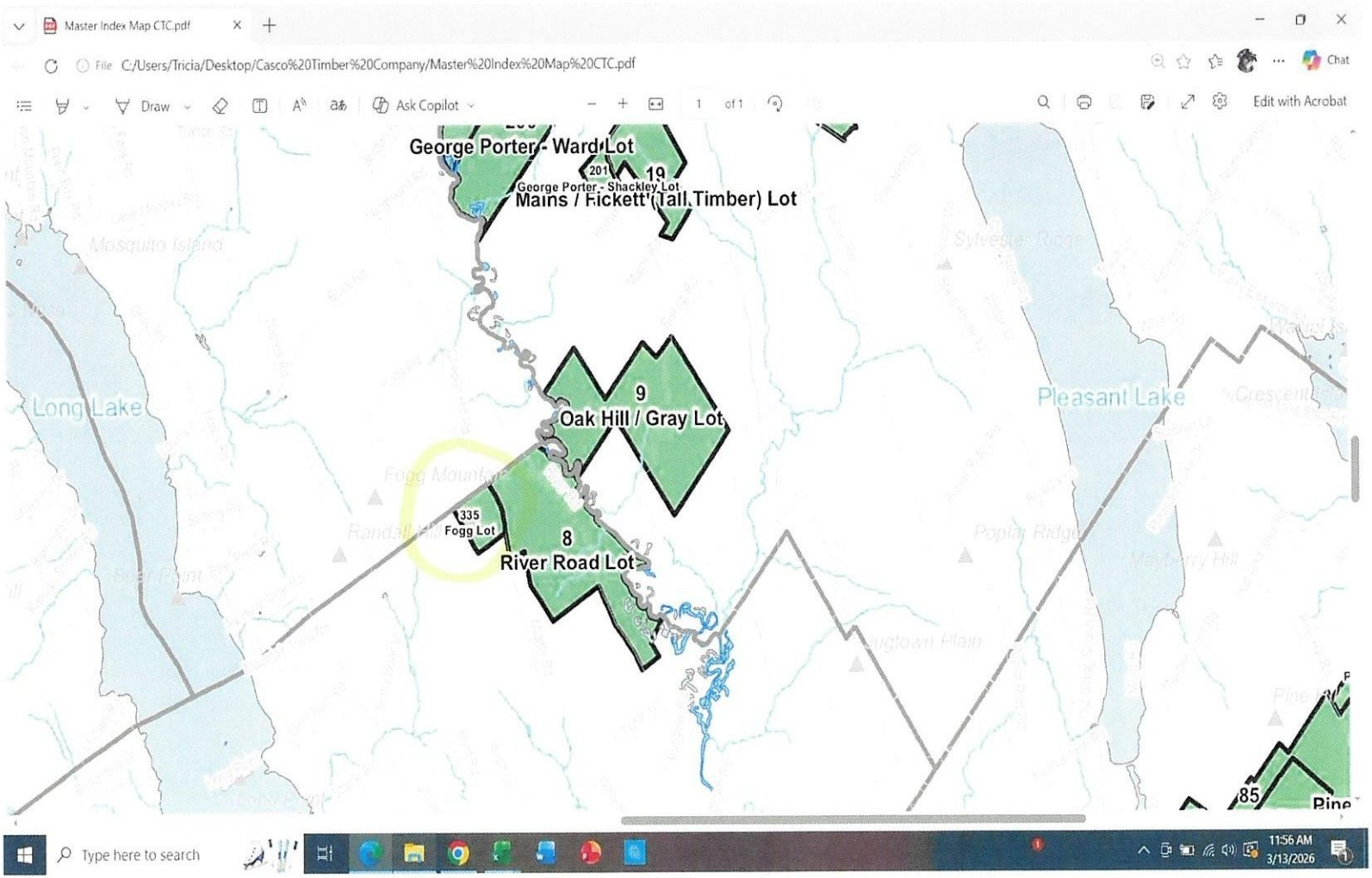
DESCRIPTION	SI VALUE
No site improvements listed for this property.	
	$0

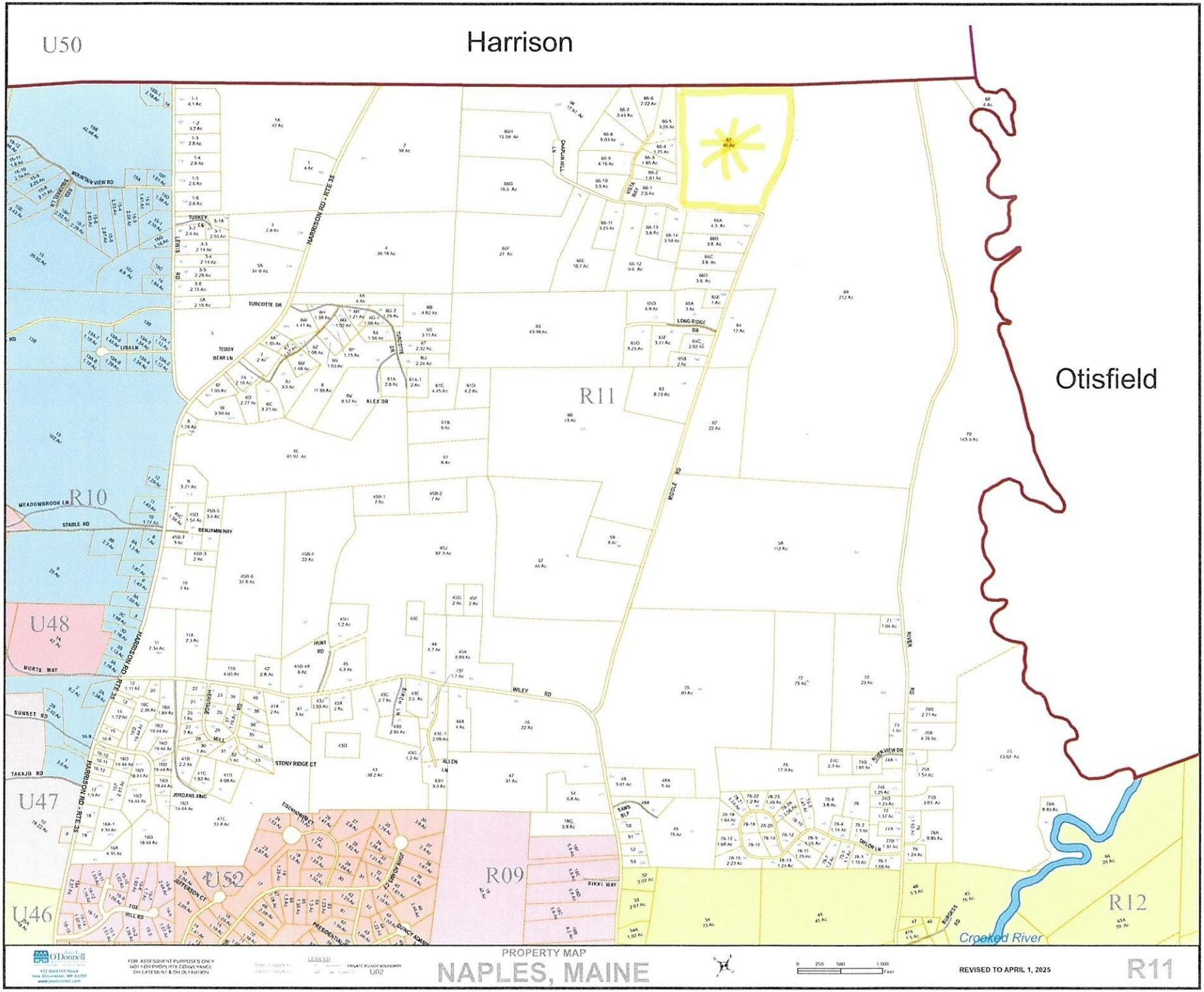
BUILDING DATA

BUILDING TYPE	AREA	GRADE	COND	F.OBS.	E.OBS.	VALUE	COLOR	YEAR
No building data listed for this property.								

VISIT HISTORY

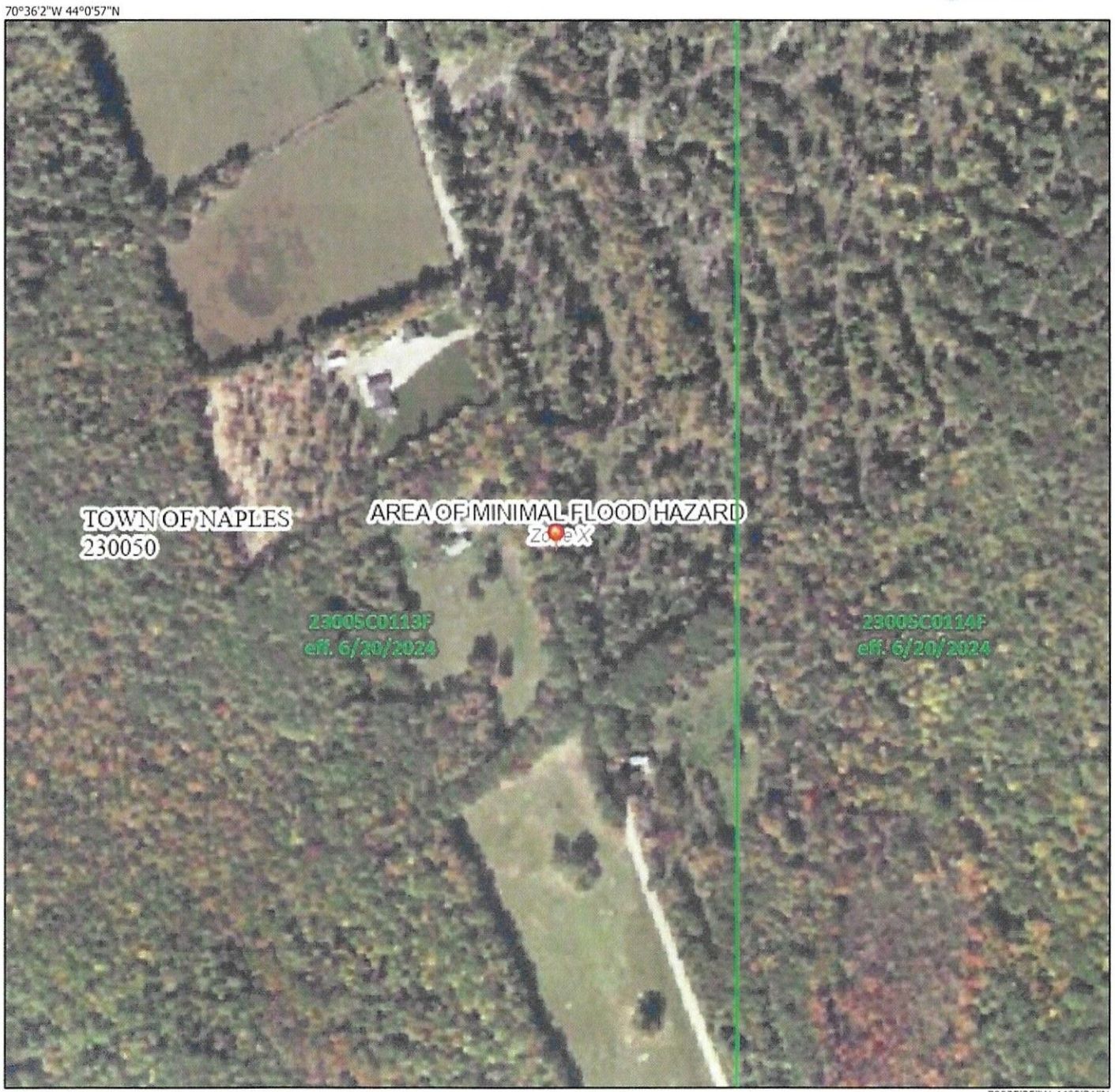
DATE	PURPOSE	RESULT	INDIVIDUAL
03/30/2022	Equalization	Vacant	Greg Clifford
03/01/2001	Equalization	Vacant	Dana Berube


Master Index Map CTC.pdf
File C:/Users/Tricia/Desktop/Casco%20Timber%20Company/Master%20Index%20Map%20CTC.pdf
Chat
Draw
Ask Copilot
1 of 1
Edit with Acrobat
George Porter - Ward Lot
201
19
George Porter - Shackley Lot
Mains / Fickett (Tall Timber) Lot
Mosquito Island
Long Lake
9
Oak Hill / Gray Lot
Pleasant Lake
335
Fogg Lot
8
River Road Lot
Type here to search
11:56 AM
3/13/2026


U50
Harrison
Otisfield
R11
R10
U48
U47
U46
U52
R09
R12
HARRISON RD - RTE 35
MOUNTAIN VIEW RD
TURKEY LN
LEWIS RD
TURCOTTE DR
TEDDY BEAR LN
LISA LN
ALEX DR
LONG RIDGE DR
MIDDLE RD
MEADOWBROOK LN
STABLE RD
BENJAMIN WAY
MORTS WAY
SUNSET RD
TAKAJO RD
HUNT RD
WILEY RD
HILL RD
STONY RIDGE CT
JORDANS XING
ALLEN LN
SILVER VIEW DR
SAMS BLF
RIKKI WAY
FOX HILL RD
JEFFERSON CT
PRESIDENTIAL
EISENHOWER CT
J D BRADY WAY
DUNCY ADAMS
BURGESS RD
Crooked River
PROPERTY MAP
NAPLES, MAINE
REVISED TO APRIL 1, 2025
R11

National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

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 / 17.5 — 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

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 3/18/2026 at 3:52 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.