

PROPERTY DISCLOSURE (Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 204 Penobscot Ave, Millinocket, Me 04462

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____ . The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

Seller does not have much information on Property - All Buyers are encouraged to seek Professional Building Inspections Property could have Asbestos in Tiles, Henking, etc due to Age Property being sold "As Is"

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

Seller Does not have much Information on Property - All Buyers are encouraged to seek Professional building Inspections Property being sold "As Is"

(attach additional sheets as necessary)

DS
[Signature]

Page 1 of 3 Buyer Initials _____ Seller Initials _____

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SECTION IV. ACCESS TO THE PROPERTY

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): _____

Source of information: OWN

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: _____

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

If Yes, explain: _____

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


If Yes, explain: _____

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: _____

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: _____

DS


Page 2 of 3 Buyer Initials _____ Seller Initials _____

PROPERTY LOCATED AT: 204 Penobscot Ave, Millinocket, Me 04462

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?

Relevant Panel Number: 23011005 B Year: 12/5/1989 (Attach a copy)

Comments: _____

Source of Section V information: FEMA

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

DocuSigned by:  7/7/2026
C08C359858D0480

Seller _____ Date _____
Frederick H. Lax III

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____





FEMA Flood Map Service Center: Search By Address

Navigation

Search

MSC Home (/portal/)

MSC Search by Address (/portal/search)

MSC Search All Products (/portal/advanceSearch)

MSC Products and Tools (/portal/resources/productsandtools)

Hazus (/portal/resources/hazus)

LOMC Batch Files (/portal/resources/lomc)

Product Availability (/portal/productAvailability)

MSC Frequently Asked Questions (FAQs) (/portal/resources/faq)

MSC Email Subscriptions (/portal/subscriptionHome)

Contact MSC Help (/portal/resources/contact)

Enter an address, place, or coordinates:

204 Penobscot Ave Millinocket Maine 04462

Search

Whether you are in a high risk zone or not, you may need [food insurance \(https://www.fema.gov/national-food-insurance-program\)](https://www.fema.gov/national-food-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 \(https://www.fema.gov/what-mitigation\)](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for MILLINOCKET, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=230111&communityName=MILLINOCKET>)

The flood map for the selected area is number **2301110005B**, effective on **12/5/1989**

MAP IMAGE



(<https://msc.fema.gov/portal/viewProduct?productId=2301110005B>)



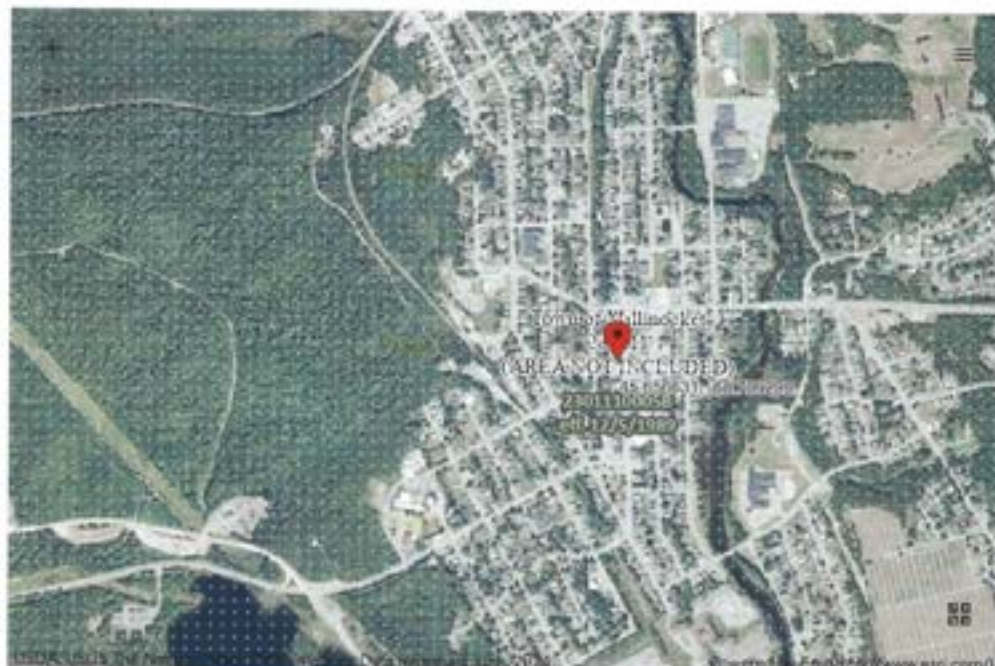
([https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?productId=2301110005B)

[productId=FINAL_PRODUCT&productSubTypeId=FIRM_PANEL&productId=2301110005B](https://msc.fema.gov/portal/downloadProduct?productId=2301110005B))

Changes to this FIRM

Revisions (0)
Amendments (4)
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.



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Frederick H. Lax III

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 204 Penobscot Ave, Millinocket, Me 04462

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).

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).

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

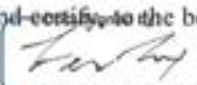
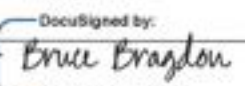
____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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		7/7/2026
		Seller Frederick H. Lax III	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller 	Date
		Agent Bruce S Bragdon /Adrian (Andy) J. Nadeau Jr.	7/6/2026 Date
Agent Adrian Nadeau	Date		



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NOT AN O F F QUITCLAIM DEED WITH COVENANT L
C O P Y C O P Y

DLN: 3837565

NOT N O T

Millinocket Insurance Agency, a Maine limited liability company, with a mailing address of 27 Village Drive, Corinth, ME 04427, for consideration paid, hereby grants to **Frederick H. Lax, III**, with a mailing address of 218 Hancock Street, Millinocket, ME 04462, with Quitclaim Covenant, the following described real estate, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in **MILLINOCKET**, County of Penobscot and State of Maine, being more particularly described as follows, to wit:

Being Lot numbered Nineteen (19), in Block numbered Nineteen (19), as laid down on a Plan of Land of Great Northern Paper Company at Millinocket, in the County of Penobscot, State of Maine, recorded in the Penobscot County Registry of Deeds in Plan Book No. 6, Page 39.

Subject to the conditions and restrictions set forth in the deed from Great Northern Paper Company to Millinocket Insurance Agency, dated May 9, 1929, recorded in the Penobscot Registry of Deeds 1036, Page 382, said deed also hereby referred to as grantor's source of title.

This property is conveyed subject to and with the benefit of any and all rights, easements privileges and appurtenances belonging to the granted estate.

Witness my hand and seal this 4th day of June, 2026.

Millinocket Insurance Agency

By: 
Robert Speed, President

STATE OF MAINE
PENOBSCOT, ss.

NOT
AN

NOT

AN June 4, 2026

OFFICIAL


OFFICIAL

Personally, appeared the above named, Robert Speed, in his capacity as President/Vice President, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Millinocket Insurance Agency.

AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

Before me,



Nolan H. Tarous, Attorney at Law
Maine Bar #7445

Real Estate Tax Commitment Book - 23.000
FY26 ANNUAL COMMITMENT 4-1-25

Account Name & Address	Land	Building	Exemption	Assessment	Tax
2023 MILLINOCKET HOUSING AUTHORITY P O BOX 487 MILLINOCKET ME 04462 WASSAU STREET U10-087 B3080P26	161,300 Acres 8.90	1,654,600	1,815,900 20 Housing Authority	0	0.00
2232 MILLINOCKET HOUSING AUTHORITY P O BOX 487 MILLINOCKET ME 04462 FERN STREET U13-001	147,500 Acres 7.15	1,889,500	2,037,000 20 Housing Authority	0	0.00
1247 MILLINOCKET INSURANCE AGENCY c/o ROBERT SPEED PO BOX 60 - 204 PENOBSCOT AVENUE MILLINOCKET ME 04462 204 PENOBSCOT AVENUE U05-234 ✓	4,500 Acres 0.06	43,400	0	47,900	1,101.70 550.85 (1) 550.85 (2)
148 MILLINOCKET MULCH LLC 29 CHAMPION LANE COSTIGAN ME 04461 MILL'S STONE DAM RD R06-001-002 B9989P187 07/01/2005	53,200 Acres 77.87	0	0	53,200	1,223.60 611.80 (1) 611.80 (2)
943 MILLINOCKET REGIONAL HOSPITAL 200 SOMERSET STREET MILLINOCKET ME 04462 200 SPRUCE STREET U04-254 B5997P259	3,200 Acres 0.06	191,700	194,900 09 Health	0	0.00
944 MILLINOCKET REGIONAL HOSPITAL 200 SOMERSET STREET MILLINOCKET ME 04462 200 SPRUCE STREET U04-255 B5712P281	1,600 Acres 0.03	71,800	73,400 32 Hospital	0	0.00
Page Totals:	371,300	3,851,000	4,121,200	101,100	2,325.30
Subtotals:	57,486,700	147,543,900	33,212,100	171,818,500	3,951,825.50

MILLINOCKET INS AGENCY
 C/O ROBERT SPEED
 P O BOX 60 / 204 PENOBSCOT AVE
 MILLINOCKET ME 04462
 B0000P0000
 U05
 234
 02232

MILLINOCKET INS AGENCY 1247
 PO BOX 60
 204 PENOBSCOT AVENUE
 MILLINOCKET ME 04462
 Maplot: U05-234

INSPECTION WITNESSED BY: Frank Good Date: 11/21/97

PROPERTY DATA	NET-SQ-FOOTHOOD CODE	07
	STREET CODE	0213
	X-COORDINATE	
	Y-COORDINATE	
ZONING		
11. Residential 1		
12. Residential 2		
13. Residential 3		
14. Residential 4		
21. Town Center		
22. Highway/Commercial		
23. Industrial		
24. Rural		
SECONDARY ZONE		
TOPOGRAPHY		
1. Level		
2. Rolling		
3. Above SL		
4. Below SL		
5. Low		
6. Swampy		
7. Shrub		
8. No Utilities		
UTILITIES		
1. All Public		
2. Public Water		
3. Public Sewer		
4. Drilled Well		
5. One Well		
6. Septic		
7. Cdn Prod		
8. No Utilities		
STREET		
1. Paved		
2. Semi-Improved		
3. Gravel		
4. Proposed		
5. No Street		
NAME CODE 1		
NAME CODE 2		
SALE DATA		
DATE(MMYYY)		
PRICE		
SALE TYPE		
1. Land		
2. Land & Bldg		
3. Building Only		
4. Mobile Home		
5. Other		
FINANCING		
1. Conv.		
2. PMA/VA		
3. Assumed		
4. Seller		
5. Private		
6. Cash		
9. Unknown		
VERIFIED		
1. Buyer		
2. Seller		
3. Lender		
4. Agent		
5. Record		
6. M/LS		
7. Family		
8. Other		
9. Confid.		
VALIDITY		
1. Valid		
2. Related		
3. Disputed		
4. Split		
5. Partial		
6. Easement		
7. Charged		
8. Other		

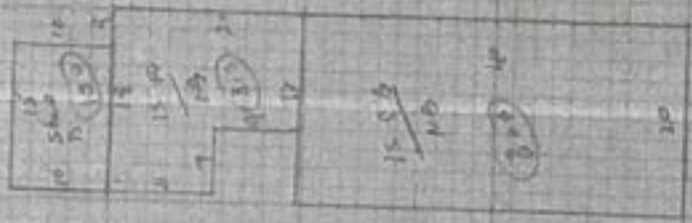
YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
1996	2,200	24,700	0	26,900
ACCT: 02232-1		MAP/LOT: U05-234		
1997	2,200	24,700	0	26,900
ACCT: 1247-1		Map/Lot: U05-234		
2019	2,200	22,700	0	24,900
2020	2,200	22,700	0	24,900
2021	2,200	22,700	0	24,900
ACCT: 1247-1		Map/Lot: U05-234		

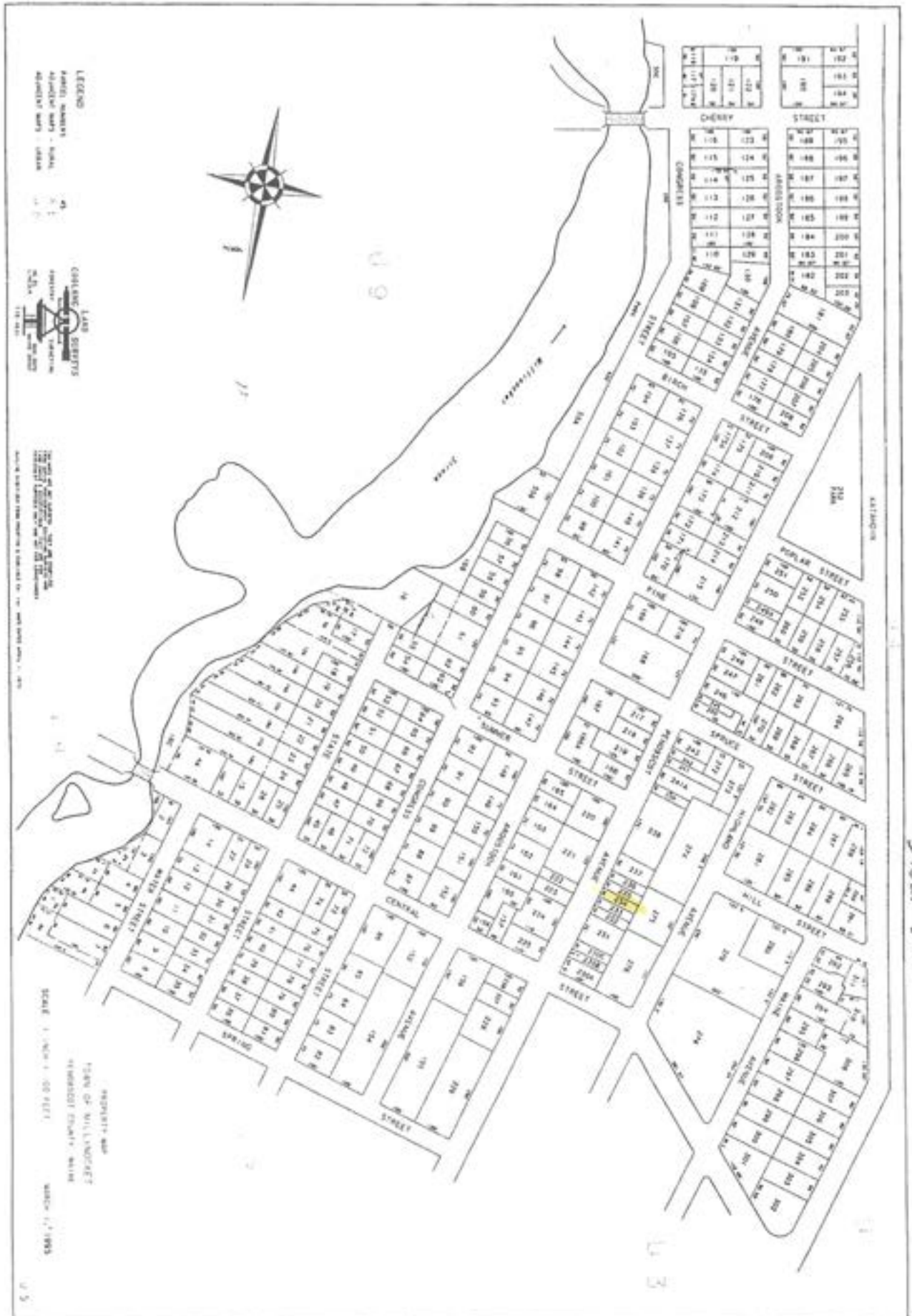
FRONT FOOT	TYPE	EFFECTIVE		INFLUENCE	INFLUENCE CODES
		Frontage	Depth		
16. Regular Lot					
17. Secondary					
18. Excess Land					
19. Condo.					
20.					
11. Regular Lot					
12. Delta Triangle					
13. Nabla Triangle					
14. Rear Land					
15.					
SQUARE FOOT					
16. Regular Lot					
17. Secondary					
18. Excess Land					
19. Condo.					
20.					
SQUARE FEET					
16. Regular Lot					
17. Secondary					
18. Excess Land					
19. Condo.					
20.					
FRAC. ACRES					
21. Homestead					
22. Baselet					
23.					
ACRES					
24. Homestead					
25. Baselet					
26. Frontage 1					
27. Frontage 2					
28. Rear 1					
29. Rear 2					
30. Rear 3					
31. Tillable 1					
32. Tillable 2					
33. Tillable 3					
TOTAL					

- 1=Vacancy
- 2=Excess Frontage
- 3=Topography
- 4=Street/Shape
- 5=Access
- 6=Restrictions
- 7=Corner
- 8=View/Fronton
- 9=fractional Share
- 34. Pasture 1
- 35. Pasture 2
- 36. Pasture 3
- 37. Subwood
- 38. Mixed Wood
- 39. Hardwood
- 40. Waste
- 41.
- 42. Moho Site
- 43. Condo Site
- 44.

Millimeter Insurance

VS / 278





U05-234
Acres . 06