

PROPERTY LOCATED AT: 00 Contractor Drive, (Lot 3-4.10), Hermon, ME 04401

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: N/A

Source of information: Sellers Agent/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: N/A

Source of information: Sellers Agent/Seller

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

Buyer Initials _____ Page 1 of 4 Seller Initials _____

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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? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: Approved Subdivision Plan

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? N/A

Road Association Name (if known): N/A

Source of information: Sellers Agent/Seller (Town of Hermon Maintained Road).

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 ☒ 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-No structures exist on lot

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

If Yes, explain: N/A-No structures exist on lot

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-No structures exist on lot

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PROPERTY LOCATED AT: 00 Contractor Drive, (Lot 3-4.10), Hermon, ME 04401

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?
N/A

Relevant Panel Number: 23019C2112D Year: 7/19/2023 (Attach a copy)

Comments: FEMA Flood Map

Source of Section III information: FEMA Flood Map/Sellers Agent

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: N/A

Source of information: Seller Agent/Seller

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

If Yes, explain: See Subdivision approved plan approval town of Hermon Planning Board 10/22/2024

Source of information: Subdivision Plan 2024-135

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: N/A

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 Agent/Seller

Additional Information: Lot 3 as described on the approved subdivision plan indicate 4.10 acres of which approximately (.39 acres of the lot is designated as wetlands) please see subdivision plan (2024-135).

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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:

John Beauregard

8/14/2026

313289930C-824C-4EE15DE2F720...
SELLER

DATE

SELLER

DATE

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

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BUYER

DATE



Bk 10595 Pg 1 #30967
08-25-2006 @ 10:09a

DS
JB

NOT A N
SHORT FORM TRUSTEE'S DEED A N
OFFICIAL OFFICIAL
COPY COPY

JOHN A. BEAUREGARD, TRUSTEE OF BEAUREGARD REALTY TRUST created under a Declaration of Trust dated October 1, 1993, with a mailing address of 14 Gibson Road, Scarborough, Maine 04074-9307, FOR CONSIDERATION PAID, grants to **BEAUREGARD MAINE REALTY, LLC**, a Maine limited liability company with a mailing address of 28 Jasper Mine Road, Colchester, Vermont 05446, certain real property, together with any improvements thereon, located in Hermon, Penobscot County, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

I hereby covenant that I am Trustee pursuant to said Declaration of Trust; that said Trust is still in full force and effect; that I have the power thereunder to convey as aforesaid; and that, in making this conveyance, I have, in all respects, acted pursuant to the authority vested in and granted to me therein.

WITNESS my hand and seal this 24 day of August, 2006.

WITNESSETH:

Kim Landeen
Name:

John A. Beauregard
John A. Beauregard, Trustee of the
Beauregard Realty Trust

State of Maine
County of Cumberland, ss.

August 24, 2006

PERSONALLY APPEARED the above-named John A. Beauregard, Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Kim Landeen
Name:
Notary Public / Attorney at Law

KIMBERLY LANDEEN
Notary Public, Maine
My Commission Expires September 2, 2010

Kim Landeen



N O T
A N
O F F I C I A L EXHIBIT A O F F I C I A L
C O P Y C O P Y

A certain lot or parcel of land situate in the Town of Hermon, County of Penobscot, State of Maine, more particularly described as follows:

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Beginning at an iron rod found at the northeasterly corner of Lot Numbered 10 as shown on a subdivision plan entitled "Freedom Industrial Park, Phase II" prepared for American Geodesic, Inc., by Prentiss & Carlisle Co., Inc., dated December 13, 1977 and recorded in Map File No. D155-77 of the Penobscot County Registry of Deeds; thence North sixty-two degrees thirty-eight minutes thirty seconds East (N 62° 38' 30" E) a distance of 967.8 feet to a point on the easterly line of a parcel of land described in a deed from Dahl, Chase Pathology Associates, P.A. to American Geodesic, Inc., dated December 24, 1979, and recorded in Volume 3049, Page 151 of the Penobscot Registry, which point is also on the town line between Bangor and Hermon; thence South thirty degrees thirty-nine minutes fifty-five seconds East (S 30° 39' 45" E) following a wire fence along the easterly line of land of said American Geodesic, Inc., and the Hermon-Bangor town line a distance of 1150.3 feet to an iron rod set at the northeasterly corner of land now of Maine Energy, Inc.; thence South sixty-two degrees fifty-five minutes zero seconds West (S 62° 55' 00" W) along the northerly line of land of said Maine Energy, Inc., a distance of 720.0 feet to an iron rod set; thence South thirty degrees thirty-nine minutes forty-five seconds East (S 30° 39' 45" E) along the westerly line of land of said Maine Energy, Inc., a distance of 360.0 feet to an iron rod set on the northerly line of U.S. Route 2, locally known as Hammond Street; thence South sixty-two degrees fifty-five minutes zero seconds West (S 62° 55' 00" W) along the northerly sideline of said U.S. Route 2, a distance of 310.7 feet to an iron rod found at the southeasterly corner of land now or formerly of American Geodesic, Inc., as described by a deed recorded in Volume 2709, Page 208 of the Penobscot County Registry of Deeds; thence North twenty-eight degrees seventeen minutes zero seconds West (N 28° 17' 00" W) along the easterly line of land now or formerly of said American Geodesic, Inc., a distance of 1503.0 feet to the point of beginning.

The above described parcel of land containing 28.59 acres, more or less, being the same premises conveyed by American Geodesic, Inc., to Automotive Realty, Inc. by a deed dated December 22, 1980, and recorded in Volume 3148, Page 155 of the Penobscot County Registry of Deeds.

Bearings referenced herein and calculated from a traverse oriented to an assumed grid north which has been established for a survey for the within described lot by Plisga & Day, Land Surveyors.

Meaning and intending to convey the same premises described in that certain deed from the Federal Deposit Insurance Corporation to John A. Beauregard as Trustee of the Beauregard Realty Trust dated October 22, 1993 and recorded in said Registry of Deeds in Book 5463, Page 351.

No Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulley
Register of Deeds



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: ?

59 Contractor Drive, Hermon, ME 04401

Search

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

Search Results—Products for HERMON, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=230389&communityName=HERM>)

The flood map for the selected area is number **23019C2112D**, effective on **7/19/2023**

DYNAMIC MAP



(<https://msc.fema.gov/portal/firmette?latitude=44.795963&longitude=-68.842309>)

MAP IMAGE



([https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23019C2112D)

[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23019C2112D\)](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23019C2112D)

Changes to this FIRM ?

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

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.

Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d>)





PIN



Approximate location based on user input and does not represent an authoritative property location

MAP PANELS



Selected Flood Map Boundary



Digital Data Available



No Digital Data Available



Unmapped

OTHER AREAS



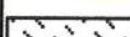
Area of Minimal Flood Hazard Zone X



Effective LOMRs



Area of Undetermined Flood Hazard Zone D



Otherwise Protected Area



Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE)
Zone A, X, A99



With BFE or Depth



Regulatory Floodway Zone AE, AO, AH, VE, AR

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 FEATURES



20.2

Cross Sections with 1% Annual Chance Water Surface Elevation



17.5

Coastal Transect



Base Flood Elevation Line (BFE)



Limit of Study



Jurisdiction Boundary



Coastal Transect Baseline



Profile Baseline



Hydrographic Feature

GENERAL STRUCTURES



Channel, Culvert, or Storm Sewer



Levee, Dike, or Floodwall