

PROPERTY LOCATED AT: 117 Perkins Cove, Ogunquit, ME 03907

PROPERTY DISCLOSURE

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: _____ Are test results available? .. ☐ Yes ☐ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☐ Yes ☐ No
 If Yes, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____
 Installed by: _____
 Date of Installation: _____
 USE: Number of persons currently using system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown~~

Comments: _____

Source of Section I information: **Seller**

Buyer Initials _____

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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: N/A

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

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

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: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

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

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

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 the system was designed for? ☐ Yes ☐ No

If Yes, are they available? ☐ Yes ☐ No

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

Comments: _____

Source of Section II information: Seller

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Heat Pumps			
Age of system(s) or source(s)	2025			
TYPE(S) of Fuel	Electric			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None			
Other pertinent information	N/A			

Are there fuel supply lines?

Are any buried?

Are all sleeved?

Chimney(s):

If Yes, are they lined:

Is more than one heat source vented through one flue?

Had a chimney fire:

Has chimney(s) been inspected?

If Yes, date:

Date chimney(s) last cleaned:

Direct and/or Power Vent(s):

Has vent(s) been inspected?

If Yes, date:

☐ Yes

☐ No

☐ Unknown

☐ Yes

☐ No

☐ Unknown

☐ Yes

☐ No

☐ Unknown

☐ Yes

☐ No

☐ Unknown

☐ Yes

☐ No

☐ Unknown

☐ Yes

☐ No

☐ Unknown

☐ Yes

☐ No

☐ Unknown

Comments: **None**

Source of Section III information: **Seller**

SECTION IV - 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?

If Yes, are tanks in current use?

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?

Are tanks registered with DEP?

Age of tank(s): Size of tank(s):

Location: **N/A**

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What materials are, or were, stored in the tank(s)? _____

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

Comments: _____

Source of information: Seller

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown

In the ceilings? ☐ Yes ☐ No ☒ Unknown

In the siding? ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other: ☐ Yes ☐ No ☒ Unknown

Comments: None

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Public Water

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 ☐ Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☐ No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: None

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: N/A

Source of information: Seller

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

SECTION V - 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: Mutual maintenance easement with 115 PC.

Source of information: Seller & Easement Deeds

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: Seller

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PROPERTY LOCATED AT: 117 Perkins Cove, Ogunquit, ME 03907**SECTION VI – 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 ☒ UnknownIf Yes, indicate the dates of each claim: **Not since the seller has owned it**

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: **Not since the seller has owned it**

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?

AE & VERelevant Panel Number: **23031C0677G** Year: **2024** (Attach a copy)Comments: **None**Source of Section VI information: **Seller & FEMA Map**

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PROPERTY LOCATED AT: 117 Perkins Cove, Ogunquit, ME 03907**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: 1929 What year did Seller acquire property? 2024

Roof: Year Shingles/Other Installed: 2023

Water, moisture or leakage: No

Comments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown

Comments: None

Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown

If Yes, are test results available? ☐ Yes ☐ No

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: None

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☒ No ☐ Unknown

Comments: None

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PROPERTY LOCATED AT: 117 Perkins Cove, Ogunquit, ME 03907

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No

Comments: None

Source of Section VII information: Seller

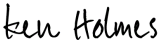
SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:

51E28D343D3B479...

8/4/2026

SELLER

DATE

SELLER

DATE

Kenneth P. Holmes Family Trust

SELLER

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, 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

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Kenneth Holmes, Trustee (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 117 Perkins Cove Rd, Ogunquit,

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	DocuSigned by: <u>Ken Holmes</u> 51E28D343D3B479... Seller Kenneth Holmes, Trustee	8/4/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	DocuSigned by: <u>Colby Coppage</u> 51E28D343D3B479... Seller Colby Coppage	Colby Coppage Date
Agent Colby Coppage	Date	Agent Colby Coppage	Date
		The Bakhtiari Group	

National Flood Hazard Layer FIRMette



70°35'41"W 43°14'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°35'4"W 43°13'59"N

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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		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
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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 3/15/2025 at 7:24 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.

Ken Holmes 8/4/2026
51E28D343D3B479...

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED Bk 19423 PG 898
Instr # 2024011759
04/26/2024 09:28:29 AM
Pages 2 YORK CO

WARRANTY DEED

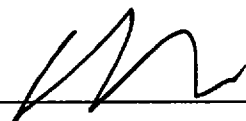
DLN: 1002440271205

KARAMEL PARTNERS, LLC, a Maine limited liability company, with a place of business in Cape Neddick, in the County of York and State of Maine, for consideration paid hereby grants to **KENNETH P. HOLMES, TRUSTEE OF THE KENNETH P. HOLMES FAMILY TRUST**, whose mailing address is P.O. Box 388, Ogunquit, ME 03907, with WARRANTY COVENANTS, the premises situated in the Town of Ogunquit, County of York and State of Maine, bounded and described as follows:

*SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.*

IN WITNESS WHEREOF, **KARAMEL PARTNERS, LLC**, by Karen L. Perkins-Audet, Amy P. Brown and Melissa P. Stapleton, its managers, have hereunto set their hands and seals this 25th day of April, 2024.

Maine R.E. Transfer Tax Paid

Witness 

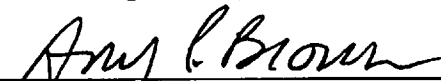
Witness 

Witness 

KARAMEL PARTNERS, LLC



By: Karen L. Perkins-Audet
Its: Manager, Duly Authorized



By: Amy P. Brown
Its: Manager, Duly Authorized

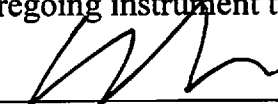


By: Melissa P. Stapleton
Its: Manager, Duly Authorized

STATE OF MAINE
YORK, ss

April 25, 2024

Then personally appeared the above-named **Karen L. Perkins-Audet, Amy P. Brown and Melissa P. Stapleton**, and acknowledged the foregoing instrument to be their free act and deed in said capacity. Before me,


Notary Public/Attorney-at-Law

STEPHEN Y. HODSDON
Maine Notary Public
Commission Expires
JANUARY 29, 2027



EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in Ogunquit Village in the County of York and State of Maine, at "Perkins Cove," so-called, and bounded and described as follows, to wit:

Beginning at an iron pin driven into the ground marking the southerly corner of the herein described premises and the westerly corner of land now or formerly of the Pocket Watch Shop, Inc., and in the northeasterly sideline of a private right-of-way known as "Cove Lane"; thence running northeasterly by an angle of 82° , with the northeasterly sideline of said "Cove Lane," and by and along said land of the Pocket Watch Shop, Inc., thirty-two and two tenths (32.2) feet to an iron pipe driven into the ground; thence running northeasterly by an angle of $164^{\circ} 30'$ with the last described line, and still by land of the said Pocket Watch Shop, Inc., thirty-eight (38) feet to another iron pipe set in the ground; thence continuing on said last mentioned course, to the Atlantic Ocean; thence running northerly by the Atlantic Ocean, twenty-six (26) feet, more or less, to the property line of land now or formerly of Sherwood; thence running westerly, by said land of Sherwood and land formerly of Henry Card, to the northeasterly sideline of said "Cove Lane"; thence running South 45° East, by the northeasterly sideline of "Cove Lane," so called, thirty-six (36) feet to the place of beginning.

Being Parcel 1 in the Deed from Karen Perkins-Audet and Anthony G. Yorke, Trustees of the Patricia O. Perkins Revocable Trust to Karamel Partners, LLC dated December 30, 2016, and recorded in the York County Registry of Deeds in Book 17395, Page 140.



Beds	1	Full Baths	1	Half Baths	1	Sale Price	\$1,900,000	Sale Date	04/25/2024
Bldg Sq Ft	2,484	Lot Sq Ft	2,614	Yr Built	1929	Type	RSTRNT BLDG		

OWNER INFORMATION			
Owner Name	Holmes Kenneth P (Te)	Tax Billing Zip+4	0388
Owner First Name	Kenneth	Owner Occupied	No
Owner Middle Name	P	Carrier Route	B003
Owner Last Name	Holmes	Mail Owner Name	Kenneth P Holmes
Tax Billing Address	Po Box 388	Mailing Address	Po Box 388
Tax Billing City & State	Ogunquit, ME	Ownership Right Vesting	Personal Trust
Tax Billing Zip	03907		

COMMUNITY INSIGHTS			
Median Home Value	\$1,121,485	School District	WELLS-OGUNQUIT CSD
Median Home Value Rating	10 / 10	Family Friendly Score	55 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	46 / 100	Walkable Score	46 / 100
Total Incidents (1 yr)	27	Q1 Home Price Forecast	\$1,148,556
Standardized Test Rank	63 / 100	Last 2 Yr Home Appreciation	11%

LOCATION INFORMATION			
Census Tract	340.06	Flood Zone Panel	23031C0677G
Subdivision	Perkins Cove	Old Map	3
Zoning	SGD-2	Township	Ogunquit Town
Census Block	03	Zip Code	03907
Census Block Group	1	Zip + 4	9002
Flood Zone Date	07/17/2024	Zoning Description	Sgd-2-Sgd-2
Flood Zone Code	VE	Within 250 Feet of Multiple Flood Zone	Yes (Ae, Ve, X)

TAX INFORMATION			
Tax ID	OGUN-000003-000000-000075	Assessment Year	2025
Alt APN	7340935S	Improved Assessment	\$143,200
Parcel ID	07340935S	Land Assessment	\$1,321,400
% Improved	10%	Prior Year Tax Amount	\$9,363
Tax Area	54980	Tax Year	2025
Account Number	194	Total Assessed Value	\$1,464,600
Annual Tax	\$9,857	Total Assessment	\$1,464,600

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,464,600	\$1,449,400	\$1,449,400
Assessed Value - Land	\$1,321,400	\$1,321,400	\$1,321,400
Assessed Value - Improved	\$143,200	\$128,000	\$128,000
YOY Assessed Change (%)	1.05%	0%	
YOY Assessed Change (\$)	\$15,200	\$0	
State Equalized Value (SEV)	\$1,464,600		
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$9,363		
2024	\$9,363	\$0	0%
2025	\$9,857	\$494	5.28%

CHARACTERISTICS			
Lot Area	2,614	Construction	Frame
Lot Acres	0.06	Exterior	Wood Siding

Building Sq Ft	4,707
Land Use	Restaurant Building
Style	Cna
Year Built	1929
Stories	2
Bedrooms	1
Total Baths	2
Full Baths	1
Half Baths	1
Total Rooms	3
Heat Type	Baseboard
Roof Material	Asphalt Shingle

Condition	Average
Total Units	2
# of Buildings	1
Gross Area	2,484
Ground Floor Area	684
Heat Fuel Type	Electric
No. of Patios	2
Patio Type	Deck
Roof Shape	Gable
Roof Type	Gable
State Use Description	Restaurant/Bar-326
State Use	Restaurant/Bar

DS
kH

LAST MARKET SALE & SALES HISTORY			
Settle Date	04/25/2024	Document Number	19423-898
Recording Date	04/26/2024	Deed Type	Warranty Deed
Sale Price	\$1,900,000	Price Per Square Feet	\$764.90
Owner Name	Holmes Kenneth P (Te)	Title Company	Attorney Only
Seller	Karamel Partners LLC		

Sale/Settlement Date	04/25/2024	12/30/2016	09/12/2016
Recording Date	04/26/2024	12/30/2016	09/15/2016
Sale Price	\$1,900,000		
Nominal			Y
Buyer Name	Kenneth P Holmes Family Trust	Karamel Partners LLC	Perkins Patricia O Trust
Seller Name	Karamel Partners LLC	Perkins Patricia O Trust	Perkins Patricia O
Document Number	19423-898	17395-140	17321-765
Document Type	Warranty Deed	Trustee Deed	Deed Of Distribution
Multi/Split Sale Type		Multiple	Multi
Title Company	Attorney Only		

MORTGAGE HISTORY	
Mortgage Date	05/15/2026
Mortgage Amount	\$1,750,000
Mortgage Lender	Kennebunk Svgs Bk
Mortgage Code	Conventional
Mortgage Type	Refi
Borrower Name	Kenneth P Holmes Family Trust
Mortgage Doc #	19903-644
Mortgage Int Rate Type	Adjustable Int Rate Loan

PROPERTY MAP



*Lot Dimensions are Estimated

REFERENCE PLANS:

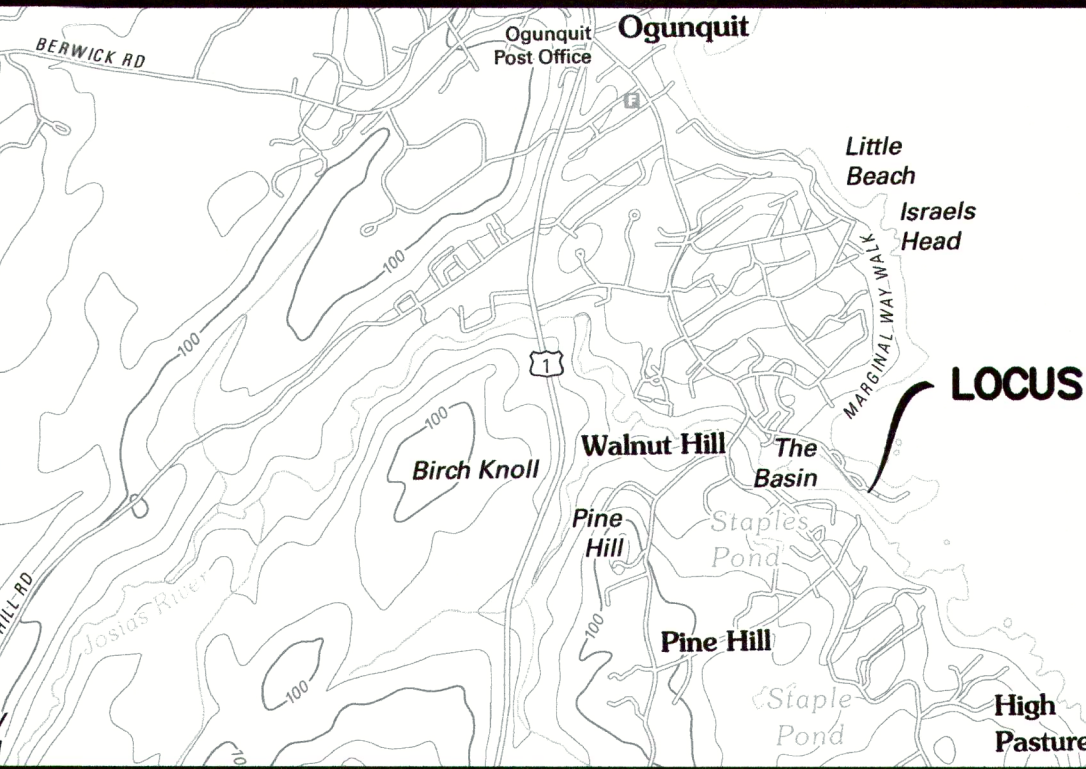
- 1.) PLAN SHOWING A PROPOSED CONTINUATION AND WIDENING OF OAR WEED COVE LANE, OGUNQUIT~ MAINE BY LIBBY & DOW, DATED MARCH 26, 1947 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 145, PAGES 3 & 4.
- 2.) PLAN SHOWING A PROPOSED TAKING AT PERKINS COVE OGUNQUIT ~ MAINE BY LIBBY & DOW, DATED APRIL 25, 1947, LAST REVISED JANUARY 24, 1948. THIS PLAN IS NOT RECORDED. A COPY WAS PROVIDED BY DOW & COULOMBE.
- 3.) PLAN SHOWING A BOUNDARY SURVEY FOR RICHARD E. PAYEUR OGUNQUIT ~ MAINE BY MIDDLE BRANCH ENGINEERING, DATED JANUARY 27, 1986 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 147, PAGE 28.
- 4.) PLAN SHOWING A STANDARD BOUNDARY SURVEY OF TWO LINE MADE FOR WAYNE PERKINS OGUNQUIT ~ MAINE BY DOW & COULOMBE, INC., DATED OCTOBER 26, 1987. THIS PLAN IS NOT RECORDED. A COPY WAS PROVIDED BY DOW & COULOMBE.
- 5.) PLAN SHOWING EASEMENT AREAS A & B MADE FOR THE TOWN OF OGUNQUIT C/O GORDON AYER, HOODSDON & AYER, EASEMENT LOCATED AT HARBOR LANE, PERKINS COVE, OGUNQUIT, MAINE BY DOW & COULOMBE, INC., DATED JUNE 20, 2014 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 369, PAGE 46.

REFERENCE PLANS:

- 6.) SITE PLAN "OAR WEED COVE" A CONDOMINIUM BY PERKINS COVE INVESTMENTS, INC., OAR WEED COVE LANE, OGUNQUIT, MAINE BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED JULY 1994, RECORDED AT THE Y.C.R.D. IN CONDOMINIUM FILE 450, PAGE 1.
- 7.) PERKINS COVE BULKHEAD IMPROVEMENTS, OGUNQUIT, MAINE FOR THE TOWN OF OGUNQUIT, MAINE BY ATTAR ENGINEERING, INC., DATED 9/12/03, LAST REVISED 04/01/05.
- 8.) PLAN OF LAND OF THE ESTATE OF DORIS SHERWOOD, CHRISTOPHER S. PIZEY & JONATHAN PIZEY BY CORNER POST LAND SURVEYING, DATED 08-09-2007 AND RECORDED AT THE Y.C.R.D. IN PLAN BOOK 322, PAGE 21.
- 9.) BOUNDARY SURVEY FOR TOWN OF OGUNQUIT, HARBOR LANE, OGUNQUIT MAINE BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED OCTOBER 9, 2013. THIS PLAN IS NOT RECORDED, A COPY IS ON FILE WITH THE TOWN OF OGUNQUIT.
- 10.) JOSIAS RIVER, MAINE CONDITION OF IMPROVEMENT AS OF MAY 1994, JOSIAS RIVER MASTER LAYOUT PLAN BY THE ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT, DATED 8/28/2014.
- 11.) SANBORN MAP COMPANY, TOWN OF WELLS, YORK COUNTY, MAINE DATED SEPTEMBER 1927. THIS MAP IS NOT RECORDED.

NOTES:

- 1.) BEARINGS DEPICTED HEREON ARE BASED ON GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83.
- 2.) THE SIDELINES OF PERKINS COVE ROAD AND HARBOR LANE WERE RETRACED BY UTILIZING INFORMATION ON REFERENCE PLANS 1 THROUGH 5, COPIES OF ORIGINAL FIELD NOTES OF LIBBY & DOW AND A TRANSCRIBED COPY OF A "RETURN OF OVERSEERS IN THE WIDENING OF OARWEED COVE ROAD AND THE EXTENSION OF SAID ROAD THROUGH PERKINS COVE". THIS RETURN IS DATED MARCH 29, 1947. THE RETURN SPECIFICALLY INCORPORATES REFERENCE PLAN 1 BY TITLE AND DATE.
- 3.) THE POSITION OF THIS BOUNDARY IS BASED ON FOUND MONUMENTS, DEEDS 15247/45 & 15247/48 AND A RETRACEMENT OF THE SIDE LOT LINES DEPICTED ON REFERENCE PLAN 8.
- 4.) THE POSITION OF THIS BOUNDARY IS BASED ON FOUND MONUMENTS, THE GEOMETRY CITED IN DEED 1646/385 AND A RETRACEMENT OF THE BOUNDARY DEPICTED ON REFERENCE PLAN 4.
- 5.) THE BOUNDARIES OF THIS PARCEL WERE RETRACED BY UTILIZING INFORMATION ON REFERENCE PLANS 1 & 2, COPIES OF ORIGINAL FIELD NOTES OF LIBBY & DOW, INFORMATION CITED IN NOTE 2 ABOVE, A TRANSCRIBED COPY OF ARTICLE 4, SPECIAL MEETING OF OGUNQUIT VILLAGE CORPORATION HELD WEDNESDAY JANUARY 19, 1949 AND THE DEED TO THE OGUNQUIT VILLAGE CORPORATION (1084/580 DATED FEBRUARY 14, 1947).

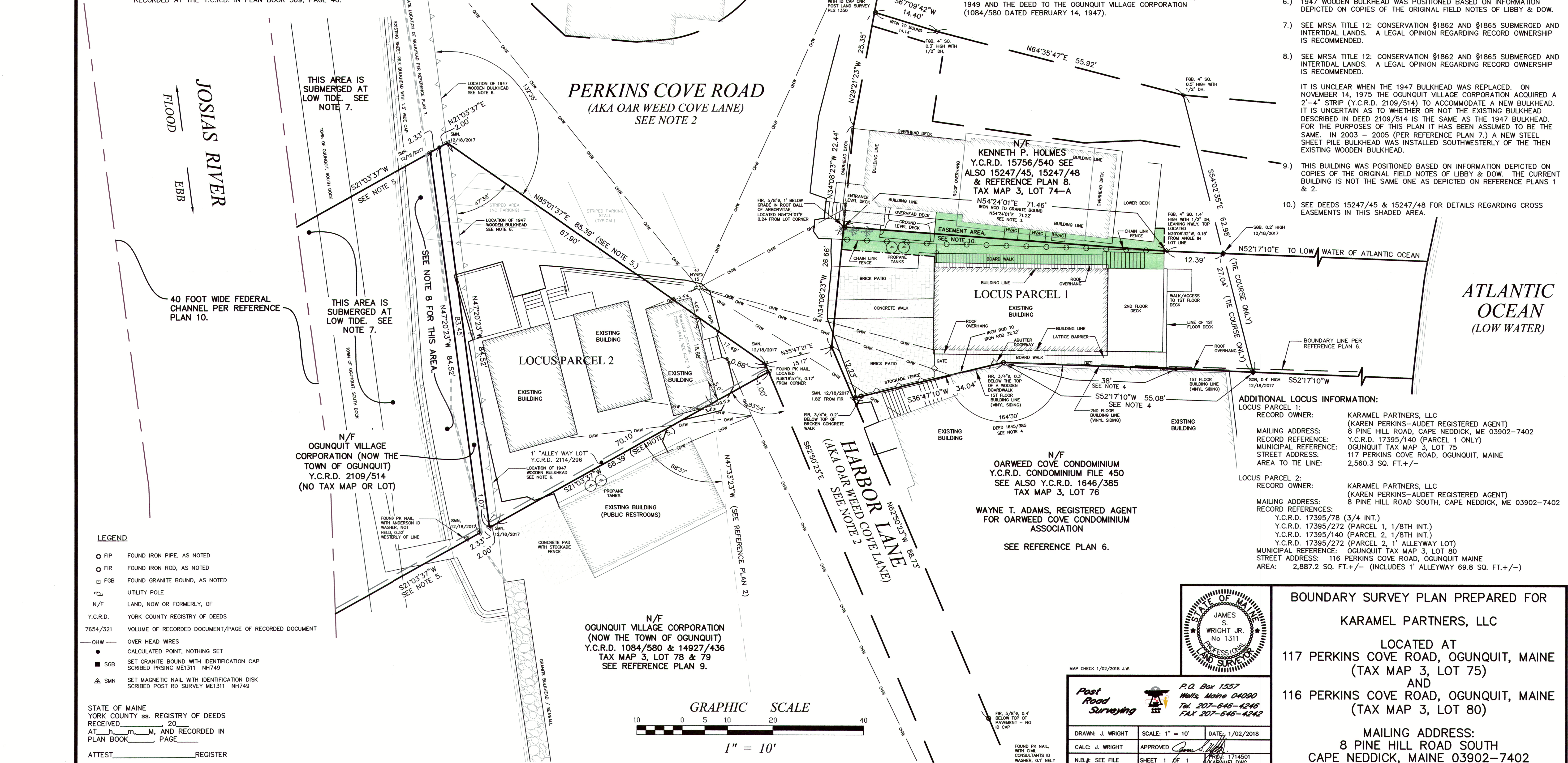


LOCATION PLAN NTS

NOTES CONTINUED:

- 6.) 1947 WOODEN BULKHEAD WAS POSITIONED BASED ON INFORMATION DEPICTED ON COPIES OF THE ORIGINAL FIELD NOTES OF LIBBY & DOW.
- 7.) SEE MRSA TITLE 12: CONSERVATION §1862 AND §1865 SUBMERGED AND INTERTIDAL LANDS. A LEGAL OPINION REGARDING RECORD OWNERSHIP IS RECOMMENDED.
- 8.) SEE MRSA TITLE 12: CONSERVATION §1862 AND §1865 SUBMERGED AND INTERTIDAL LANDS. A LEGAL OPINION REGARDING RECORD OWNERSHIP IS RECOMMENDED.
- 9.) THIS BUILDING WAS POSITIONED BASED ON INFORMATION DEPICTED ON COPIES OF THE ORIGINAL FIELD NOTES OF LIBBY & DOW. THE CURRENT BUILDING IS NOT THE SAME ONE AS DEPICTED ON REFERENCE PLANS 1 & 2.
- 10.) SEE DEEDS 15247/45 & 15247/48 FOR DETAILS REGARDING CROSS EASEMENTS IN THIS SHADED AREA.

IT IS UNCLEAR WHEN THE 1947 BULKHEAD WAS REPLACED. ON NOVEMBER 14, 1975 THE OGUNQUIT VILLAGE CORPORATION ACQUIRED A 2'-4" STRIP (Y.C.R.D. 2109/514) TO ACCOMMODATE A NEW BULKHEAD. IT IS UNCERTAIN AS TO WHETHER OR NOT THE EXISTING BULKHEAD DESCRIBED IN DEED 2109/514 IS THE SAME AS THE 1947 BULKHEAD. FOR THE PURPOSES OF THIS PLAN IT HAS BEEN ASSUMED TO BE THE SAME. IN 2003 - 2005 (PER REFERENCE PLAN 7.) A NEW STEEL SHEET PILE BULKHEAD WAS INSTALLED SOUTHWESTERLY OF THE THEN EXISTING WOODEN BULKHEAD.

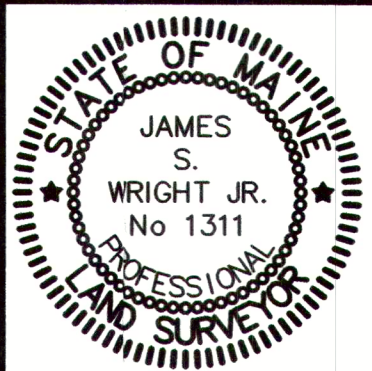


WAYNE T. ADAMS, REGISTERED AGENT
FOR OARWEED COVE CONDOMINIUM
ASSOCIATION

SEE REFERENCE PLAN 6.

ADDITIONAL LOCUS INFORMATION:

LOCUS PARCEL 1:	
RECORD OWNER:	KARAMEL PARTNERS, LLC (KAREN PERKINS-AUDET REGISTERED AGENT)
MAILING ADDRESS:	8 PINE HILL ROAD, CAPE NEDDICK, ME 03902-7402
RECORD REFERENCE:	Y.C.R.D. 17395/140 (PARCEL 1 ONLY)
MUNICIPAL REFERENCE:	OGUNQUIT TAX MAP 3, LOT 75
STREET ADDRESS:	117 PERKINS COVE ROAD, OGUNQUIT, MAINE
AREA TO TIE LINE:	2,560.3 SQ. FT. +/-
LOCUS PARCEL 2:	
RECORD OWNER:	KARAMEL PARTNERS, LLC (KAREN PERKINS-AUDET REGISTERED AGENT)
MAILING ADDRESS:	8 PINE HILL ROAD SOUTH, CAPE NEDDICK, ME 03902-7402
RECORD REFERENCES:	Y.C.R.D. 17395/78 (3/4 INT.) Y.C.R.D. 17395/272 (PARCEL 1, 1/8TH INT.) Y.C.R.D. 17395/140 (PARCEL 2, 1/8TH INT.) Y.C.R.D. 17395/272 (PARCEL 2, 1' ALLEYWAY LOT)
MUNICIPAL REFERENCE:	OGUNQUIT TAX MAP 3, LOT 80
STREET ADDRESS:	116 PERKINS COVE ROAD, OGUNQUIT MAINE
AREA:	2,887.2 SQ. FT. +/- (INCLUDES 1' ALLEYWAY 69.8 SQ. FT. +/-)



BOUNDARY SURVEY PLAN PREPARED FOR
KARAMEL PARTNERS, LLC

LOCATED AT
117 PERKINS COVE ROAD, OGUNQUIT, MAINE
(TAX MAP 3, LOT 75)
AND
116 PERKINS COVE ROAD, OGUNQUIT, MAINE
(TAX MAP 3, LOT 80)

MAILING ADDRESS:
8 PINE HILL ROAD SOUTH
CAPE NEDDICK, MAINE 03902-7402

MAP CHECK 1/02/2018 J.W.

Post Road Surveying		P.O. Box 1557 Wells, Maine 04090 Tel. 207-645-4245 Fax 207-645-4242
DRAWN: J. WRIGHT	SCALE: 1" = 10'	DATE: 1/02/2018
CALC: J. WRIGHT	APPROVED:	
N.B.#: SEE FILE	SHEET 1 OF 1	PROJ: 1714501 KARAMEL.DWG

FOUND PK NAIL
WITH CHIL
CONSULTANTS ID
WASHER, 0.1" NELY
OF STREET LINE

GRAPHIC SCALE



1" = 10'

LEGEND

- FIP FOUND IRON PIPE, AS NOTED
- FIR FOUND IRON ROD, AS NOTED
- FGB FOUND GRANITE BOUND, AS NOTED
- UTILITY POLE
- N/F LAND, NOW OR FORMERLY, OF
- Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
- 7654/321 VOLUME OF RECORDED DOCUMENT/PAGE OF RECORDED DOCUMENT
- OHW — OVER HEAD WIRES
- CALCULATED POINT, NOTHING SET
- SET GRANITE BOUND WITH IDENTIFICATION CAP
- SGB SCRIBED PRSINC ME1311 NH749
- ▲ SMN SET MAGNETIC NAIL WITH IDENTIFICATION DISK
- ▲ SCRIBED POST RD SURVEY ME1311 NH749

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED 20
AT _____ m., _____ M., AND RECORDED IN
PLAN BOOK _____, PAGE _____

ATTEST _____ REGISTER