

PROPERTY LOCATED AT: 113 Perkins Cove Road, 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: None

Source of Section I information: Seller
 Buyer Initials _____ Page 1 of 8 Seller Initials LA

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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: _____

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

What steps were taken to remedy the problem? _____

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: **None**

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 Pump	Electric Baseboard		
Age of system(s) or source(s)	2022	Unknown		
TYPE(S) of Fuel	Electric	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	None		
Other pertinent information				

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☐ Yes ☒ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown

Had a chimney fire: ☐ Yes ☐ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☐ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

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? ☐ 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? _____

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): _____ Size of tank(s): _____

Location: _____

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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: **None**~~ _____

~~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: _____~~

~~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: _____

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: Property currently has 3 foot right of way for access

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? ☒ 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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EA

PROPERTY LOCATED AT: 113 Perkins Cove Road, 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 ☒ 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: _____

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: NoneSource of Section VI information: Seller & FEMA Map

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PROPERTY LOCATED AT: 113 Perkins Cove Road, 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/AIs 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: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 1929 What year did Seller acquire property? 2013Roof: Year Shingles/Other Installed: UnknownWater, moisture or leakage: NoneComments: None

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: NoneMold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ UnknownComments: None

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

Comments: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

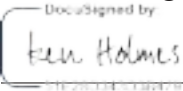
- 1. Seller plans to widen existing easement to accommodate a vehicle for parking. Measurements to be determined.
- 2. The town card indicates property has 1 bedroom. The lower level was the existing residential bedroom and in 2008 when the commercial space was converted to residential, the roof line changed to add an additional bedroom on the top level.

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


8/4/2026

SELLER	DATE	SELLER	DATE
Kenneth P. Holmes Family Trust			

SELLER	DATE	SELLER	DATE
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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
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BUYER	DATE	BUYER	DATE
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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Kenneth P. Holmes, Trustee (hereinafter "Seller")
AND Kenneth Holmes, Trustee
FOR PROPERTY LOCATED AT 113 Perkins Cove Road, Ogunquit, (hereinafter "Buyer")

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 <u>Kenneth Holmes, Trustee</u>	Date	Seller <u>Kenneth P. Holmes, Trustee</u>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller <u>Colby Coppage</u>	Date <u>Colby Coppage</u>
Agent	Date	Agent <u>Colby Coppage - The Bakhtiari Group</u>	Date



National Flood Hazard Layer FIRMette

DocuSigned by

Ken Holmes



70°35'41"W 43°14'25"N



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
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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.

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

DocuSigned by
Ken Holmes 8/4/2026
51E2B034E33B4739

DEBRA L. ANDERSON, REGISTER OF DEEDS



Bk 17649 PG 143
Instr # 2018003117
01/25/2018 10:58:36 AM
Pages 4 YORK CO

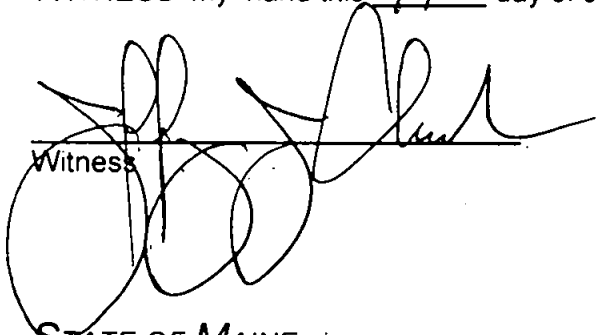
QUIT-CLAIM DEED
WITH COVENANT

Know All By These Present that **KENNETH P. HOLMES** with a mailing address of P.O. Box 388, Ogunquit, Maine 03907, for consideration paid, Grants to **KENNETH P. HOLMES, Trustee of the Kenneth P. Holmes Family Trust** with a mailing address of P.O. Box 388, Ogunquit, Maine 03907, with *Quit-Claim Covenant*, a certain lot or parcel of land, together with any improvements thereon an all rights appurtenant thereto, located in the Town of Ogunquit, County of York and State of Maine and being more particularly described as follows:

See Exhibit A Hereto Attached

Meaning and intending to convey to same premises conveyed to the Grantor by deed of Philip J. Herron and Tina M. Herron dated August 30, 2013 and recorded in York County Registry of Deeds Book 16685, Page 587.

WITNESS my hand this 19th day of January, 2018



Witness



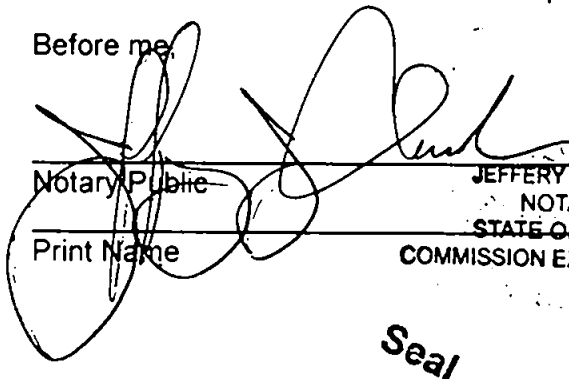
KENNETH P. HOLMES

STATE OF MAINE
County of York

January 19, 2018

Then personally appeared the above-named, **KENNETH P. HOLMES**, and acknowledged the foregoing instrument to be her free act and deed,

Before me,



Notary Public
Print Name
JEFFERY J. CLARK
NOTARY
STATE OF MAINE
COMMISSION EXPIRES 5-02-19

Seal

No R.E. Transfer Tax Paid



EXHIBIT A

BEGINNING at a drill hole set in concrete on the easterly side of Oar Weed Cove Lane, but not adjoining thereon, further being North $81^{\circ}-55'-06''$ East, 2.05 feet from a stone monument set, said last mentioned stone monument set being North $84^{\circ}-29'-01''$ East, 14.15 feet from an iron rod set on the easterly sideline of Oar Weed Cove Lane, said last mentioned iron rod set being South $12^{\circ}-04'-41''$ East, 40.36 feet from a 7/8 inch iron pipe found, 1 inch above grade with a plastic survey plug marked HOULIARES RLS 805, at a common corner of land of MAG Realty Trust as described in deed recorded in the York County Registry of Deeds in Book 5480, Page 52 and land of The Laurent Qualified Personal Residence Trust as recorded in a deed in said Registry of Deeds in Book 11443, Page 189;

Thence running from said point, North $81^{\circ}-55'-06''$ East, 53.87 feet to a stone monument set;

Thence, North $72^{\circ}-24'-56''$ East, 60.9 feet, more or less, to the Atlantic Ocean;

Thence in an Easterly direction by the Atlantic Ocean to a point;

Thence turning and running, South $76^{\circ}-46'-32''$ West, 67.5 feet, more or less, to an iron rod set;

Thence turning and running, South $64^{\circ}-48'-18''$ West, 12.41 feet to an iron rod set;

Thence turning and running, South $75^{\circ}-30'-36''$ West, 33.76 feet to an iron rod set;

Thence, turning and running North $13^{\circ}-39'-34''$ West, 19.50 feet to a point;

Thence continuing North $13^{\circ}-39'34''$ West, to the Point of Beginning.

The above described was prepared from "Plan of Land of the Estate of Doris Sherwood, Christopher S. Pizey and Jonathan Pizey located on Oar Weed Cove Lane in Ogunquit Maine" dated June 12, 2007 and surveyed by Corner Post Land Surveying, Inc., (the "Plan") recorded in the York County Registry of Deeds in Plan Book 322, Page 21.

Also conveyed subject to and/or together with a three foot wide pedestrian easement for ingress and egress for the benefit of and appurtenant to land described in a deed from Christopher S. Pizey, et al to Christopher S. Pizey and Jonathan Pizey dated February 3, 2004 and recorded in the York County Registry of Deeds in Book 14499, Page 871 (hereinafter the "Benefited Property"), over and across land now or formerly of The Estate of Doris Sherwood as described in a deed recorded in said Registry of Deeds in Book 1673, Page 344, the location of which easement area is shown as a "3' Pedestrian Easement" on the Plan (the "Access Easement") and further described as follows:

BEGINNING at an iron rod set on the easterly sideline of Oar Weed Cove Lane and being South $12^{\circ}-04'-41''$ East, 40.36 feet from a 7/8 inch iron pipe found, 1 inch above grade with a plastic survey plug marked HOULIARES RLS 805, at the common corner of land of

MAG Realty Trust as described in deed recorded in York County Registry of Deeds in Book 5480, Page 52 and land of The Laurent Qualified Personal Residence Trust as recorded in a deed recorded in said Registry of Deeds in Book 11443, Page 189;

Thence, North 84°-29'-01" East, 14.15 feet to a stone monument set;

Thence, North 81°-55'-06" East, 2.05 feet to a drill hole set in concrete;

Thence, South 13°-39'-34" East, 3.01 feet;

Thence South 81°-55'-06" West, 2.41 feet;

Thence, South 84°-29'-01" West, 13.8 feet to an iron rod set on easterly sideline of said Oar Weed Cove Lane;

Thence, North 12°-02'-13" West, 3.02 feet by said Oar Weed Cove Lane to the POINT OF BEGINNING.

Containing 49 Square feet.

The purpose of this Access Easement is to provide for pedestrian access over and across a portion of the land now or formerly of the Estate of Doris Sherwood to the Benefited Property. Grantee shall have the right and obligation to maintain, repair and replace the surface of the Access Easement and shall keep the Access Easement in good order and repair to allow for safe passage of pedestrians from Oar Weed Cove Lane to the Benefited Property. The Estate of Doris Sherwood, its successors and assigns shall have the right, but not the obligation, to maintain and repair the Access Easement. Also conveyed the right to install, maintain and replace utilities within the Access Easement to the Benefited Property. The Estate of Doris Sherwood, its successors and assigns shall have the right at any time and from time to time to relocate said utilities at its sole cost and expense.

Also conveying to Grantee, his successors, heirs and assigns, a non-exclusive perpetual right and easement for pedestrian access over and across that portion of the property now or formerly belonging to The Estate of Doris Sherwood, its successors, and assigns located between the existing buildings on the property now or formerly of the Estate of Doris Sherwood and the buildings located on the Benefited Property, being a parcel of land approximately three feet to five feet (3' to 5') in width, the approximate location of which parcel is shown as the cross-hatched area on the Plan ("Easement Area") for the Purpose of improving, maintaining, removing, repairing and replacing Grantee's existing building and deck, which building is shown and labeled as "Jonathan & Christopher Pizey" on the Plan, and any and all improvements located on the benefited Property. Upon advance notice to the owner of the property now or formerly of the Estate of Doris Sherwood, Grantee, his agents and licensees, shall have the right to enter the Easement Area at reasonable times for the limited purposes set forth herein. Grantee agrees that in the exercise of the rights granted herein, he will not unreasonably interfere with The Estate of Doris Sherwood, its successors and assigns use of or cause any unreasonable obstruction to access to the land now or formerly The Estate of Doris Sherwood. Grantee shall promptly and fully restore the land now or formerly The Estate of Doris Sherwood to the same or better condition as existed prior to any entry or work undertaken on Grantee's Property.

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Also conveying an easement over and across together with the right to enter upon land now or formerly of Ogunquit Waterfront Associates, LLC as described in a deed recorded in York County Registry of Deeds in Book 14418, Page 545 for the purpose of maintaining, inspecting, repairing and replacing the chimney supports attached to the building on land of the Grantee, the approximate location of said chimney supports being shown on the Plan.

The above bearings refer to the 1947 Magnetic Meridian.

The above mentioned iron rod set is a 5/8 inch rebar with a plastic survey cap marked "CNR POST LAND SURV PLS1350"

The above mentioned stone monument set is a 4 inch granite monument with plastic survey plug marked "PLS1350"

The above mentioned drill hole set is a 1/2" drill hole set with plastic survey plug marked "PLS1350".

The above description was prepared from "Plan of Land of the Estate of Doris Sherwood, Christopher S. Pizey and Jonathan Pizey Located on Oar Weed Cove Lane in Ogunquit Maine" dated June 12, 2007 and surveyed by Corner Post Land Surveying, Inc., (the "Plan") recorded in the York County Registry of Deeds in Plan Book 322, Page 21.

Meaning and intending to be the same premises as described in a deed from Christopher S. Pizey to Philip J. Herron and Tina M. Herron dated March 17, 2008 and recorded in the York County Registry of Deeds in Book 15373, Page 423.

Further reference is made to certain Corrective and Confirmatory Deeds and Easements (for purpose of establishing common boundary lines) as recorded in the York County Registry of deeds as follows:

1. Christopher S. Pizey and Jonathan Pizey to Barbara Wheaton, Personal Representative of the Estate of Doris Sherwood dated July 5, 2007 and recorded in Book 15231 at page 726;
2. Barbara Wheaton, Personal Representative of the Estate of Doris Sherwood to Christopher S. Pizey and Jonathan Pizey dated July 9, 2007 and recorded in Book 15231 at page 730;
3. Christopher S. pizey and Jonathan Pizey to Ogunquit Waterfront Associates, LLC dated July 05, 2007 and recorded in Book 15233 at page 52; and
4. Ogunquit Waterfront Associates, LLC to Christopher S. Pizey and Jonathan Pizey dated July 26, 2007 and recorded in Book 15233 at page 55.

E Return to
→ Ken Holmes
4 pgs PO Box 308
Ogunquit ME 03907



Beds	1	Full Baths	2	Half Baths	N/A	Sale Price	N/A	Sale Date	03/14/2008
Bldg Sq Ft	588	Lot Sq Ft	1,742	Yr Built	1929	Type	SFR		

OWNER INFORMATION

Owner Name	Holmes Kenneth P	Tax Billing City & State	Ogunquit, ME
Owner Name 2	Holmes Kenneth	Tax Billing Zip	03907
Owner First Name	Kenneth	Tax Billing Zip+4	0388
Owner Middle Name	P	Owner Occupied	No
Owner Last Name	Holmes	Carrier Route	B003
Spouse First Name	Kenneth	Mail Owner Name	Kenneth P & Kenneth Holmes
Last Name of Secondary Owner	Holmes	Mailing Address	Po Box 388
Tax Billing Address	Po Box 388	Ownership Right Vesting	Personal Trust

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	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)
Flood Zone Panel	23031C0677G		

TAX INFORMATION

Tax ID	OGUN-000003-000000-000074	Assessment Year	2025
Alt APN	7885129S	Improved Assessment	\$61,300
Parcel ID	07885129S	Land Assessment	\$1,029,300
% Improved	6%	Prior Year Tax Amount	\$7,045
Tax Area	54980	Tax Year	2025
Account Number	192	Total Assessed Value	\$1,090,600
Annual Tax	\$7,340	Total Assessment	\$1,090,600

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,090,600	\$1,090,600	\$1,090,600
Assessed Value - Land	\$1,029,300	\$1,029,300	\$1,029,300
Assessed Value - Improved	\$61,300	\$61,300	\$61,300
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
State Equalized Value (SEV)	\$1,090,600		
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$7,045		
2024	\$7,045	\$0	0%
2025	\$7,340	\$295	4.19%

CHARACTERISTICS

Lot Area	1,742	Total Units	1
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Lot Acres	0.07
Building Sq Ft	588
Land Use	SFR
Style	Cottage/Bungalow
Year Built	1929
Stories	2
Bedrooms	1
Total Baths	2
Full Baths	2
Total Rooms	3
Heat Type	Hot Water
Roof Material	Asphalt Shingle
Exterior	Wood Siding
Condition	Average

# of Buildings	1
Basement Sq Feet	336
Basement Type	Basement
Finished Basement Area	336
Gross Area	1,134
Ground Floor Area	336
Heat Fuel Type	Oil
No. of Patios	1
Patio Type	Deck
Roof Shape	Gable
Roof Type	Gable
State Use Description	1-Family Residence-101
State Use	1-Family Residence



RENTAL TRENDS			
Estimated Value	2980	Cap Rate	0.9%
Estimated Value High	4374	Forecast Standard Deviation (FSD)	0.47
Estimated Value Low	1586		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Settle Date	03/14/2008	Seller	Pizey Christopher S
Recording Date	03/17/2008	Document Number	15373-423
Owner Name	Holmes Kenneth P	Deed Type	Warranty Deed
Owner Name 2	Holmes Kenneth	Title Company	Attorney Only

Sale/Settlement Date	03/14/2008
Recording Date	03/17/2008
Buyer Name	Herron Philip J & Tina M
Seller Name	Pizey Christopher S
Document Number	15373-423
Document Type	Warranty Deed
Buyer Name 2	Herron Tina M
Title Company	Attorney Only

MORTGAGE HISTORY				
Mortgage Date	04/29/2024	07/02/2009	11/17/2008	05/13/2008
Mortgage Amount	\$1,000,000	\$417,000	\$50,000	\$450,000
Mortgage Lender	Kennebunk Svgs Bk	Bank Of America	Sanford Institution For Svgs	Sanford Institution For Svgs
Mortgage Code	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Refi	Refi
Mortgage Term		30		
Borrower Name	Holmes Kenneth P Family Trust	Herron Philip J	Herron Philip J	Herron Philip J
Borrower Name 2		Herron Tina M	Herron Tina M	Herron Tina M
Mortgage Doc #	19425-132	15673-429	15521-801	15414-859
Mortgage Int Rate Type	Adjustable Int Rate Loan			
Mortgage Term Code		Years		
Title Company	Attorney Only	Attorney Only		Attorney Only

PROPERTY MAP



*Lot Dimensions are Estimated

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