

PROPERTY LOCATED AT: 92 Morrison Ave, Clinton, ME**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? _____

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: _____

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

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

Comments: None known- seller has limited to no information on the property.

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: None known- seller has limited to no information on the property.

Source of information: Seller

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

Buyer Initials _____

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Seller Initials DS _____

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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: _____

Source of information: Seller and 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? _____

Road Association Name (if known): _____

Source of information: Seller and deed

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: _____

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: _____

Buyer Initials _____

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Seller Initials ^{Initial} DS

Town of Clinton

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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?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: Seller and FEMA

SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☐ No ☒ Unknown

~~If Yes, explain:~~ _____

Source of information: Seller

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

~~If Yes, explain:~~ _____

Source of information: Seller

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

~~If Yes, explain:~~ _____

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

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

~~If Yes, is the survey available?..... ☐ Yes ☐ No ☐ Unknown~~

Has the property ever been soil tested?..... ☐ Yes ☐ No ☒ Unknown

~~If Yes, are the results available?..... ☐ Yes ☐ No ☐ Unknown~~

Are mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: Seller

Additional Information: Seller has limited to no information on the property. This is a tax acquired property. There is an abandoned mobile home on the lot that is NOT SAFE TO ENTER.

Buyer Initials _____

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DS

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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.

Signed by:
Daniel Swain, Town Manager
SELLER 8644A7...
Town of Clinton - Daniel Swain

8/19/2025
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
DATE

BUYER
DATE



OPR BK 12742 PGS 80 - 81 10/10/2017 10:11:18 AM
INSTR # 2017024108 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**NO TRANSFER
TAX PAID**

**DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE
(TESTATE)**

KNOW ALL MEN BY THESE PRESENTS THAT I, THEODORE BROOKS, II, of Clinton, County of Kennebec, and State of Maine, duly appointed and acting personal representative of the **ESTATE OF HELEN MAE BROOKS A/K/A HELEN BROOKS**, deceased, as shown by the probate records of the County of Kennebec, Maine, Docket No. 2016-0438 by the powers conferred by law, and every other power, (in distribution of the estate) grant to **APRIL MCDONALD** of Clinton, County of Kennebec, and State of Maine, with a mailing address of 92 Morrison Avenue, Clinton, Maine 04927, being the person entitled to distribution, a certain lot or parcel of land situate in the Town of Clinton, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at an iron pin located on the westerly side of Morrison Avenue at the southeasterly corner of land conveyed by Stephen L. Gerald to Earl and Bertha York; thence in a southerly direction along the westerly side of said Morrison Avenue ninety-nine (99) feet to an iron pin located at the northeasterly corner of land of Gerald Watson; thence in a westerly direction along the northerly boundary of said Watson one hundred thirty-two (132) feet to an iron pin located on the easterly boundary of Angus Gordon; thence in a northerly direction along the easterly boundary of said Gordon ninety-nine (99) feet to an iron pin located on the southwesterly corner of said land of York; thence in an easterly direction along the southerly boundary of said York one hundred thirty-two (132) feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to Helen Brooks by deed of Madeline Hamilton dated July 15, 1977 and recorded at the Kennebec County Registry of Deeds on July 18, 1977, at Book 2020, Page 170. The said Helen Brooks is deceased.

Witness my hand and seal this 18th day of September, 2017.

SIGNED, SEALED AND DELIVERED

Theodore Brooks, II, Personal
Representative of the Estate of Helen
Mae Brooks a/k/a Helen Brooks

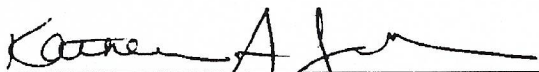
(2) Jaban Laliberty & Dubord

STATE OF MAINE
KENNEBEC, SS.

September 18th, 2017

Personally appeared the above named Theodore Brooks, II, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-at-Law

KATHLEEN A. JACKSON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
SEPTEMBER 18, 2023

The map shows a grid of lots with the following details:

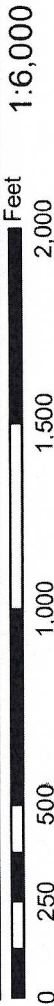
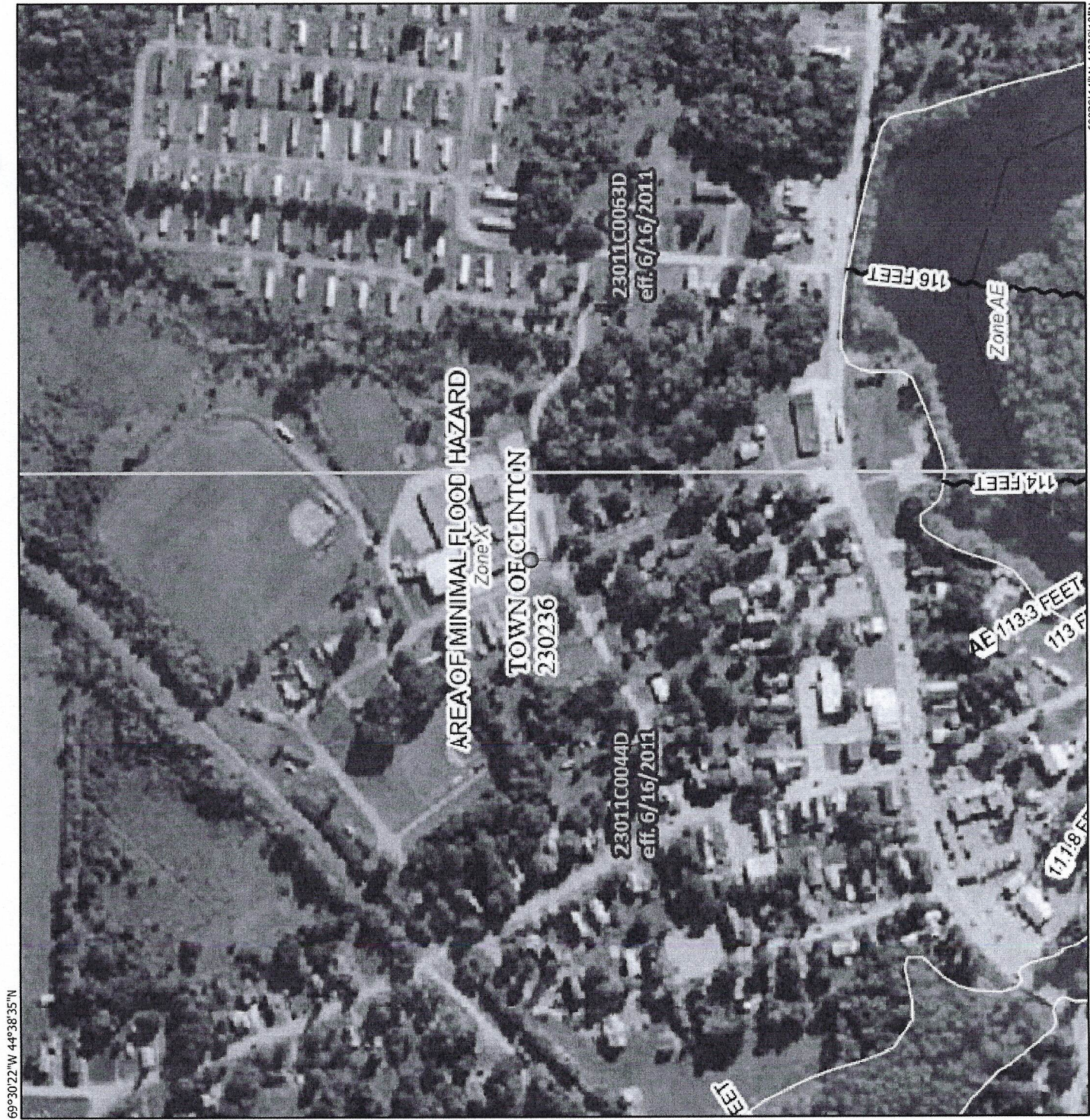
- Lot 13:** Highlighted in pink, 0.30 AC, bounded by 132' and 99'.
- Lot 13-A:** 0.30 AC, adjacent to Lot 13.
- Lot 14:** 0.50 AC, adjacent to Lot 13.
- Lot 15-A:** 0.28 AC, adjacent to Lot 14.
- Lot 16-A:** 0.16 AC, adjacent to Lot 15-A.
- Lot 17:** 0.42 AC, adjacent to Lot 16-A.
- Lot 18:** 0.21 AC, adjacent to Lot 17.
- Lot 19:** 12.0 AC (w/ 3-76), adjacent to Lot 18.
- Lot 12:** 0.72 AC, adjacent to Lot 13.
- Lot 12-A:** 0.28 AC, adjacent to Lot 12.
- Lot 11:** 0.39 AC, adjacent to Lot 12.
- Lot 10:** 0.28 AC, adjacent to Lot 11.
- Lot 9:** 1.22 AC, adjacent to Lot 10.
- Lot 8:** 0.28 AC, adjacent to Lot 9.
- Lot 6:** 0.48 AC, adjacent to Lot 8.
- Lot 5:** 0.44 AC, adjacent to Lot 6.
- Lot 4:** 3.15 AC, adjacent to Lot 5.
- Lot 20:** 0.35 AC, adjacent to Lot 12-A.
- Lot 21:** 0.31 AC, adjacent to Lot 20.

The map also shows the intersection of MORRISON AVENUE and CINDY AVENUE. Various dimensions and acreages are provided for each lot.

National Flood Hazard Layer FIRMette



69°30'22"W 44°38'35"N



69°29'44"W 44°38'10"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, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
Future Conditions 1% Annual Chance Flood Hazard (Zone X)
Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard (Zone X)
Effective LOMRS
Area of Undetermined Flood Hazard (Zone X)
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped

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 8/19/2025 at 4:18 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.