

SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 11 Green Hill Rd, Augusta

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: Yes No N/A 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? N/A

• IF PRIVATE:
INSTALLATION: Location: _____
Installed BY: _____ DATE of Installation: _____
What is the source of your information: _____
USE: Number of Persons currently using system? _____
Does system supply water for more than one household? _____ Yes No Unknown

COMMENTS: N/A

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:
Have you experienced any problems such as line or other malfunctions? _____ Yes No
What steps were taken to remedy the problem? Some line to Pond was replaced approx 5 year ago

• IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: _____ OR Unknown Date of Installation: _____
Date of Last Servicing: N/A Name of Company Servicing Tank: N/A
Date Last Pumped: _____ Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Yes No Unknown

IF YES: Location: _____
Date of installation of leach field: _____ Installed By: _____
Date of Last Servicing: _____ Name of Service Company: _____
Have you experienced any malfunctions? _____ Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? _____

SOURCE OF INFORMATION: N/A

COMMENTS: N/A

IS SYSTEM LOCATED IN A SHORELAND ZONE?: _____ Yes No Unknown
Is System located in a Coastal Shoreland Zone? _____ Yes No Unknown

8/2008 Page 1 of 3 - SPD Buyer(s) Initials CSB Seller(s) Initials CSB
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PROPERTY LOCATED AT

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Table with 5 columns: Heating System(s)/Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s)/source(s), Name of company that services system(s)/source(s), Date of most recent service call, Annual consumption per system/source, Malfunction per system(s)/source(s) within past 2 years, and Other pertinent information.

Buried Oil Supply Line: [] Yes [] No [] Unknown Sleevd: [] Yes [] No
Chimney(s) Lined: [] Yes [] No [x] Unknown Age: Last Cleaned:
Is more than one heat source vented through one flue? [] Yes [] No [] Unknown Had a chimney fire: [] Yes [] No [] Unknown
Has chimney been inspected? [] Yes [] No [] Unknown; If Yes, when:
COMMENTS:

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are there now, or have there ever been, any underground storage tanks on your property? [] Yes [x] No [] Unknown
IF YES: Are tanks in current use? [] Yes [] No
IF NO above: How long have tank(s) been out of service?
What materials are, or were, stored in the tank(s)?
Age of tank(s): Size of tank(s):
Location:
Have you experienced any problems such as leakage?
Are tanks registered with the Dept. of Environmental Protection? [] Yes [] No [] Unknown
If tanks are no longer in use, have tanks been abandoned according to D.E.P.? [] Yes [] No [] Unknown
Comments:

B. ASBESTOS - Current or previously existing:
• as insulation on the heating system pipes or duct work? [] Yes [x] No [] Unknown
• in the siding? [] Yes [x] No [] Unknown
• in the roofing shingles? [] Yes [x] No [] Unknown
• in flooring tiles? [] Yes [x] No [] Unknown
• other:
IF YES: Source of Information:
COMMENTS:

C. RADON/AIR - Current or previously existing:
Has the property been tested? [] Yes [x] 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:

D. RADON/WATER - Current or previously existing:
Has the property been tested? [] Yes [x] 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:

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)
Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? [] Yes [] No [] Unknown [x] Unknown but possible due to age
IF YES, describe location and the basis for the determination:
Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? [] Yes [x] No
IF YES, describe:

Are you aware of any cracking, peeling or flaking paint? [] Yes [x] No
COMMENTS:

PROPERTY LOCATED AT

11 Grandview Dr, Augusta

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
 - LAND FILL: Yes No Unknown
 - RADIOACTIVE MATERIAL: Yes No Unknown
- OTHER: _____

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

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: _____
What is your source of information: _____

Are there any tax exemption or reduction 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: _____

Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: _____

Year Built: _____ How long has Seller owned it: 1998

Roof: Year Built - Structure: _____ Age - Shingles: Asph/Flt

Moisture or leakage: None known
Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown Comments: None known

Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Manufactured Housing: Mobile Home - Yes No Modular: Yes No

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

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

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

SECTION VI. ADDITIONAL INFORMATION

Seller has never lived in house.

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.

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.

J. Cam & Beek
SELLER

4/8/09
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



**Acknowledgement of federal disclosure of information
on Lead-Based Paint and/or Lead-Based Paint Hazards**

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 (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) 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 (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BK 5791 PG 222

TRANSFER
TAX
PAID

RELEASE DEED
033398

Northeast Bank, F.S.B., successor by merger to Cushnoc Bank and Trust Company, a corporation organized under the laws of the United States of America with a place of business in Auburn, County of Androscoggin and State of Maine, for consideration paid, releases to Beck and Beck, Inc., a Maine corporation with a place of business in Turner (RR #1, P.O. Box 948), County of Androscoggin and State of Maine, certain real property situated in Chelsea, County of Kennebec and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

Subject to all municipal liens and encumbrances, including but not limited to real property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title reference may be had to the deed of Giroux & Perry to Cushnoc Bank and Trust Company dated January 23, 1990 and recorded in the Kennebec Registry of Deeds in Vol. 3687, Page 311.

In witness whereof, Northeast Bank, F.S.B. has caused this instrument to be executed by Carol A. White, Its Asst. Vice President duly authorized this ~~2nd~~ day of ~~September~~, 1998.
October

Witness:

NORTHEAST BANK, F.S.B.
successor by merger to
CUSHNOC BANK AND TRUST COMPANY

Kelley L. Kangas

By: *Carol A. White* ^{VP}
Carol A. White
Its Asst. Vice President

State of Maine
Androscoggin, ss.

October
September 2, 1998

Personally appeared the above-named Carol A. White, Asst. Vice President of Northeast Bank, F.S.B., and acknowledged the foregoing instrument by her signed to be her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Kelley L. Kangas
Notary Public
Printed Name:

Kelley L. Kangas, Notary Public
State of Maine
My Commission Expires 5/23/2003



Exhibit A

a certain lot or parcel of land, with the buildings thereon, situated on the east side of the Kennebec River in Augusta, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the northerly line of Greenlief Street, said point being at the southeast corner of the land hereby conveyed, and at the southwest corner of land of the George Bryant Estate; thence running northerly along the westerly line of the Bryant land a distance of one hundred ten (110) feet to land believed to be owned by Carrie V. Bigelow; thence running westerly along said Bigelow's southerly line a distance of fifty (50) feet; thence running southerly in a straight line a distance of one hundred ten (110) feet to a point on said Greenlief Street, said point being fifty (50) feet westerly from beginning point; thence running easterly along the northerly line of said Greenlief Street a distance of fifty (50) feet to the point of beginning.

Also, another certain lot or parcel of land with the buildings thereon, situated on Greenlief Street in Augusta, County of Kennebec and State of Maine, bounded and described as follows: Beginning in the south line of land formerly of Samuel Patterson deceased, at a point in range with the east line of the homestead place formerly owned and occupied by Hannah T. Williams, and running northerly at right angles from said south line twenty-one (21) feet to the southeast corner of said homestead place; thence westerly in the south line of said Williams' homestead place fifty (50) feet to her southwest corner; thence northerly in the west line of said homestead place one hundred (100) feet to the northwest corner thereof; thence westerly, parallel with the south line of said Patterson lot to the east end of land formerly owned by Sarah Branch; thence southerly by the east end of said Branch lot to the south line of said Patterson lot; and thence easterly on said south line to the point of beginning; subject to a right of way, if ever required, over a strip of land twenty (20) feet wide adjoining said south line, as provided in deed of division of said Patterson land by his heirs.

Excepting and reserving any portion conveyed to Marguerite Hussey by deed dated January 18, 1984, recorded in Kennebec County Registry of Deeds in Book 2649, Page 312.

Meaning and intending to convey the same property conveyed by Sue Ann Skinner to Giroux & Perry, a Maine Partnership, by warranty deed dated November 20, 1987 and recorded in said Registry Book 3269, Page 241.

20

RECEIVED KENNEBEC SS.

1998 NOV 19 PM 3:28

ATTEST: *Ann B. Mann*
REGISTER OF DEEDS