

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Rt. 202, Manchester, ME

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:
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
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. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
_____ Yes No Unknown
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

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

SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
IF YES: Explain: BROOK THROUGH PROPERTY
What is your source of information: PERSONAL KNOWLEDGE
- Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
IF YES: Explain: _____
What is your source of information: _____
- Are you receiving a tax exemption or reduction 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: _____
- Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
ATTACHMENTS: Yes No
Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

Charles H. Hipler, Jr. 4/30/09
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

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Sprague & Curtis Real Estate 75 Western Avenue, Augusta ME 04330

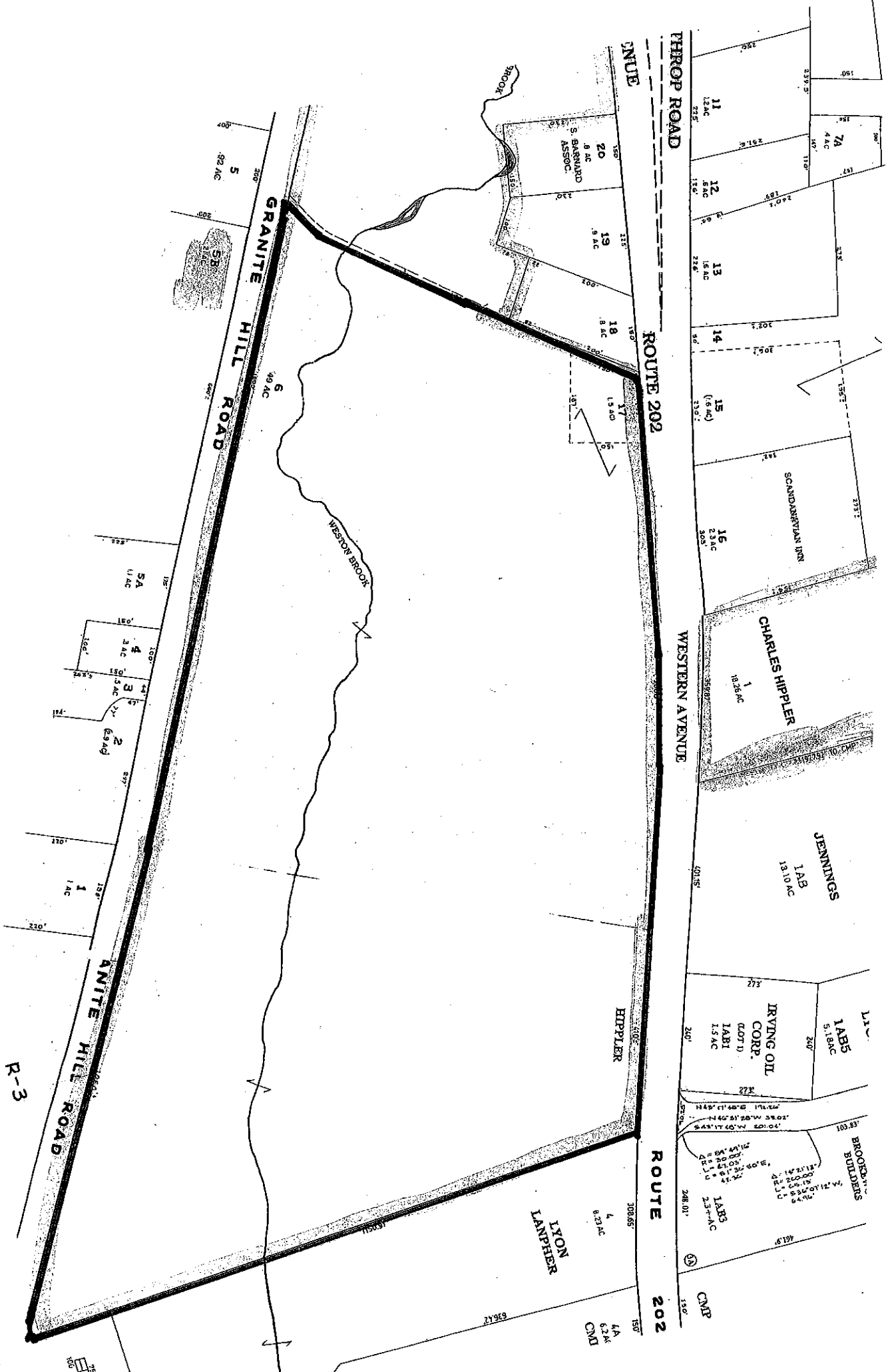
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THROP ROAD

ROUTE 202

WESTERN AVENUE

ROUTE 202

GRANITE HILL ROAD

GRANITE HILL ROAD

WESDON BROOK

LYON LANPHER

HIPPLER

CHARLES HIPPLER

JEFFINGS

RYVING OIL CORP.

BROOKS BUILDERS

S. BARNARD ASSOC.

R-3

- Parcel 1: 18.25 AC, CHARLES HIPPLER
- Parcel 2: 6.3 AC, RYVING OIL CORP. (DOT 1)
- Parcel 3: 0.5 AC, RYVING OIL CORP. (DOT 1)
- Parcel 4: 3.4 AC, RYVING OIL CORP. (DOT 1)
- Parcel 5: 1.1 AC, RYVING OIL CORP. (DOT 1)
- Parcel 6: 4.9 AC, GRANITE HILL ROAD
- Parcel 7: 1.5 AC, GRANITE HILL ROAD
- Parcel 8: 1.8 AC, GRANITE HILL ROAD
- Parcel 9: 1.8 AC, GRANITE HILL ROAD
- Parcel 10: 1.8 AC, GRANITE HILL ROAD
- Parcel 11: 1.2 AC, GRANITE HILL ROAD
- Parcel 12: 1.5 AC, GRANITE HILL ROAD
- Parcel 13: 1.6 AC, GRANITE HILL ROAD
- Parcel 14: 1.6 AC, GRANITE HILL ROAD
- Parcel 15: 2.3 AC, GRANITE HILL ROAD
- Parcel 16: 1.8 AC, GRANITE HILL ROAD
- Parcel 17: 1.5 AC, GRANITE HILL ROAD
- Parcel 18: 1.8 AC, GRANITE HILL ROAD
- Parcel 19: 1.8 AC, GRANITE HILL ROAD
- Parcel 20: 1.8 AC, GRANITE HILL ROAD
- Parcel 21: 4.4 AC, GRANITE HILL ROAD
- Parcel 22: 1.1 AC, GRANITE HILL ROAD
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- Parcel 24: 1.1 AC, GRANITE HILL ROAD
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