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: 2035 North Belfast Ave, Augusta, Me

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: N/A
USE: Number of Persons currently using system? N/A
Does system supply water for more than one household? ..... ☐ Yes ☐ No ☐ Unknown

COMMENTS: Water line from Street to House has been replaced - June 2007

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? _____

- IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
Tank Size: ☐ 500 Gal. ☐ 1000 Gal. ☐ Unknown ☐ Other: _____
Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: N/A OR ☐ Unknown Date of Installation: N/A
Date of Last Servicing: N/A Name of Company Servicing Tank: N/A
Date Last Pumped: N/A 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: N/A

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

PROPERTY LOCATED AT 2035 North Belfast Ave, Augusta

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA			
Age of system(s)/source(s)	Approx 3 years	From previous owner		
Name of company that services system(s)/source(s)	Augusta Fuel			
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	Augusta Fuel			
Malfunction per system(s)/ source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ Unknown Sleeved: ☒ Yes ☐ No

Chimney(s) Lined: ☐ Yes ☐ No ☒ 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 ☒ 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 ☐ 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

IF YES: Source of Information: _____

COMMENTS: _____

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: _____

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: _____

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 ☒ 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 ☒ No

IF YES, describe: _____

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

COMMENTS: _____

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PROPERTY LOCATED AT 1035 North Belfast Ave, Augusta

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:
TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown OTHER:
LAND FILL: ☐ Yes ☐ No ☒ Unknown
RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

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: 1991 How long has Seller owned it: May 2007
- Roof: Year Built - Structure: Unknown Age - Shingles: Approx 3 yrs (Previous Owner)
  Moisture or leakage:
  Comments:
- Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments:
  Moisture or leakage since you owned the property: ☐ Yes ☐ No ☒ Unknown Comments:
  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

This property is bank owned. 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.

SELLER DATE 1/3/09

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

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Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. LEAD poisoning poses a particular risk if you are pregnant or may become pregnant. LEAD poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

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. The seller of any interest in 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.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the seller or potential seller has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Seller or potential seller		**Purchaser or potential purchaser**	
[signature]	7/3/09		
Signature	Date	Signature	Date
Elizabeth C Osborne			
Name printed		Name printed	
Signature	Date	Signature	Date
Name printed		Name printed	

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.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ 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
(ii) _____ 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 Acknowledgement (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C.4852d 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.

Seller	Date 7/3/09	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date 7/5/09	Agent	Date

This form is provided in connection with the PROPERTY LOCATED AT 2035 North Belfast Ave Augusta, Me

BK6697PG073

TRANSFER
TAX
PAID

WARRANTY DEED
033368

Know All Men By These Presents That I, Gloria D. Morin

of 337 Riverside Drive Lot # 42, Augusta,
County of Kennebec and State of Maine,

for consideration paid, grant to Amanda Sue Roggio

of 444 Route 133, Winthrop,
County of Kennebec and State of Maine

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in Augusta County of Kennebec and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 9th day of November, 2001.

Anne D Labbe
Witness

Gloria D. Morin
Gloria D. Morin

State of Maine
County of Kennebec ss.

On this 9th day of November, 2001, personally appeared before me the above named Gloria D. Morin

and acknowledged the foregoing to be his/her/their free act and deed.

Anne D Labbe
Notary Public, Attorney at Law

Return to: Amanda Sue Roggio

ANNE LABBE
Maine Notary Public
My Commission Expires March 17, 2004

Stewart Title(2

BK6697PG074

File No: 01080354

Exhibit A - Deed

A certain lot or parcel of land with the buildings thereon, situated in Augusta, County of Kennebec, and State of Maine bounded and described as follows:

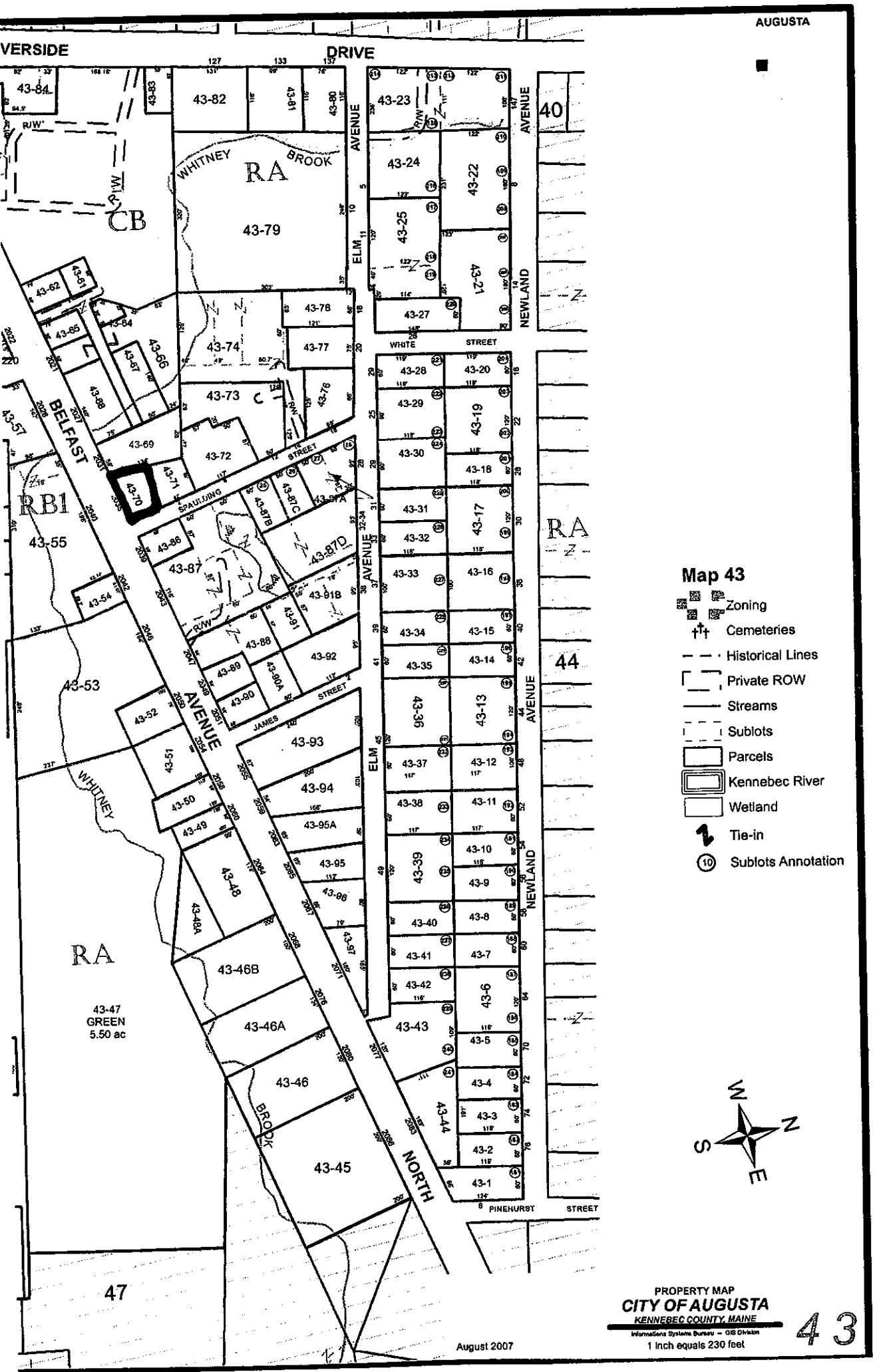
On the North Belfast Road and being Lot No. 43 on a Plan of Lots made for Daniel S. Young and Daniel S. Young, Jr. by A.G. Norcross in November, 1913, which said plan is on file in the Kennebec County Registry of Deeds, being the same premises conveyed to George H. Farrar et al., by Augusta Savings Bank by Warranty Deed dated December 28, 1945, recorded in said Registry in Book 830, Page 401, to which plan, deed, and their records reference is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Nicholas D. DiBenedetti dated August 15, 1991 to Gloria D. Morin and recorded in the Kennebec County Registry of Deeds in Book 3961, Page 100.

RECEIVED KENNEBEC SS.

2001 NOV 15 PM 1:06

ATTEST: [signature]
REGISTER OF DEEDS


AUGUSTA
VERSIDE DRIVE
43-84
43-83
43-82
43-81
43-80
43-23
40
AVENUE
WHITNEY BROOK
RA
43-79
CB
43-24
43-22
43-25
43-21
ELM
NEWLAND
43-27
WHITE STREET
43-62
43-51
43-65
43-64
43-66
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43-5
43-4
43-44
43-3
43-2
43-1
PINEHURST STREET
BELFAST AVENUE
STREET
SPAULDING
43-70
43-71
43-87C
43-87A
43-87D
43-87B
43-91B
RB1
43-55
43-86
43-87
43-54
43-91
43-88
43-92
43-89
43-90A
43-90
43-53
43-52
JAMES STREET
43-93
43-51
43-94
43-50
43-95A
43-49
43-95
43-96
43-48
43-48A
43-97
43-46B
43-46A
43-46
43-45
WHITNEY BROOK
NORTH
RA
43-47
GREEN
5.50 ac
47
44
Map 43
Zoning
Cemeteries
Historical Lines
Private ROW
Streams
Sublots
Parcels
Kennebec River
Wetland
Tie-in
Sublots Annotation
W
N
S
E
PROPERTY MAP
CITY OF AUGUSTA
KENNEBEC COUNTY, MAINE
Informations Systems Bureau – GIS Division
1 inch equals 230 feet
August 2007
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