

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: 86 Winding Hill Road China ME 04358

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: October 2005 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:
INSTALLATION: Location: Rear of house
Installed BY: unknown DATE of Installation: 1992(?) *
What is the source of your information: current owner
USE: Number of Persons currently using system? 4
Does system supply water for more than one household? Yes No Unknown

COMMENTS: *house was built in 1992

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: in front of home OR Unknown Date of Installation: unknown
Date of Last Servicing: _____ Name of Company Servicing Tank: Pat Jackson
Date Last Pumped: 9/2008 Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: n/a

LEACH FIELD: Yes No Unknown
IF YES: Location: front of home
Date of installation of leach field: wjk 1992(?) Installed By: unknown
Date of Last Servicing: wjk Name of Service Company: n/a
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: current owner
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 86 Winding Hill Rd China ME 04358

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>HWBB</u>			
Age of system(s)/source(s)	<u>2006</u>			
Name of company that services system(s)/source(s)	<u>CB Haskell</u>			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	<u>1200 gallons</u>			
Malfunction per system(s)/source(s) within past 2 years	<u>none</u>			
Other pertinent information	<u>propane boiler</u>			

Buried Oil Supply Line: Yes No Unknown Sleeved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: n/a 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: NO Chimney. Direct vent high efficiency gas boiler 3 hot water

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? n/a

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: n/a

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: 1992 construction

8/2008 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials ORS

PROPERTY LOCATED AT 86 Winding Hill Rd BE China ME 04358

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: Utility easement. ROW from town Rd to driveway over Winding Hill Rd.
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: n/a

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

Year Built: 1992 How long has Seller owned it: 2005

Roof: Year Built - Structure: 1992 Age - Shingles: 2007

Moisture or leakage: none
Comments: new 30 year shingles in 2007.

Foundation/Basement: Sump Pump: Yes No Unknown Comments: Built on Slab - no basement

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: none known

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

15x15 foot sunroom added in 2007. Garage built in 2007. Hot tub included in sale

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.

Darlene R. Schrop
SELLER

8-18-09
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



**TRANSFER
TAX
PAID**

WARRANTY DEED Doc # 2005034958
Book 8678 Page 0241

Kristina S. Hansen

of 86 Winding Hill Road, China, ME 04358
for consideration paid,

grant to Darlene R. Belleard

of 110 Booth Terrace, Bennington, VT 05201

with WARRANTY COVENANTS, the land in China, Kennebec County, State of
Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-17578

Witness my hand and seal this 4th day of November, 2005.
[Signature] Kristina S. Hansen
Kristina S. Hansen

THE STATE OF MAINE Kennebec ss. November 4, 2005

Then personally appeared the above named Kristina S. Hansen and
acknowledged the foregoing instrument to be her free act and deed,

Before me, *[Signature]*
Notary Public
Print Name: Andrew M. Rollins
My Commission Expires: 7/20/11

SEAL

ANDREW M. ROLLINS
Notary Public, Maine
My Commission Expires 7/20/2011

*2/4 Belleard Darlene
86 Winding Hill Rd
China, ME 04358*

Y-17978

EXHIBIT A

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

Being Lot # 3 on a certain plan entitled "Final Subdivision Plan of Property of Lawrence A. Adams and Victoria H. Adams and Austin G. Ogden and Lynda Ogden", dated October 1987, and recorded in the Kennebec County Registry of Deeds in Plan File E-87202 and said lot being situated on the southerly side of Winding Hill Road, said subdivision plan being drawn up by K and K Land Surveyors of Oakland, Maine.

The property is subject to the following condition:

The owner of Lot # 3 will share 33 % of the annual maintenance and plowing etc. of the Winding Hill Road while it is a discontinued road with public way easement for Town of China; failure to do so and promptly pay means Lot # 3's land with improvements can be legally liened by the owner(s) of Lot #1 and Lot # 2, individually or collectively.

Once number Lots # 1, # 2, and # 3 of the aforementioned subdivision are all sold or conveyed by Lawrence A. Adams and Victoria H. Adams and Austin G. Ogden and Lynda Ogden, if two of the three lot owners vote to petition the Town of China to accept the Winding Hill Road as a town maintained public way they can with no future liability or expense to Lawrence A. Adams and Victoria H. Adams and Austin G. Ogden and Lynda Ogden, their heirs and assigns.

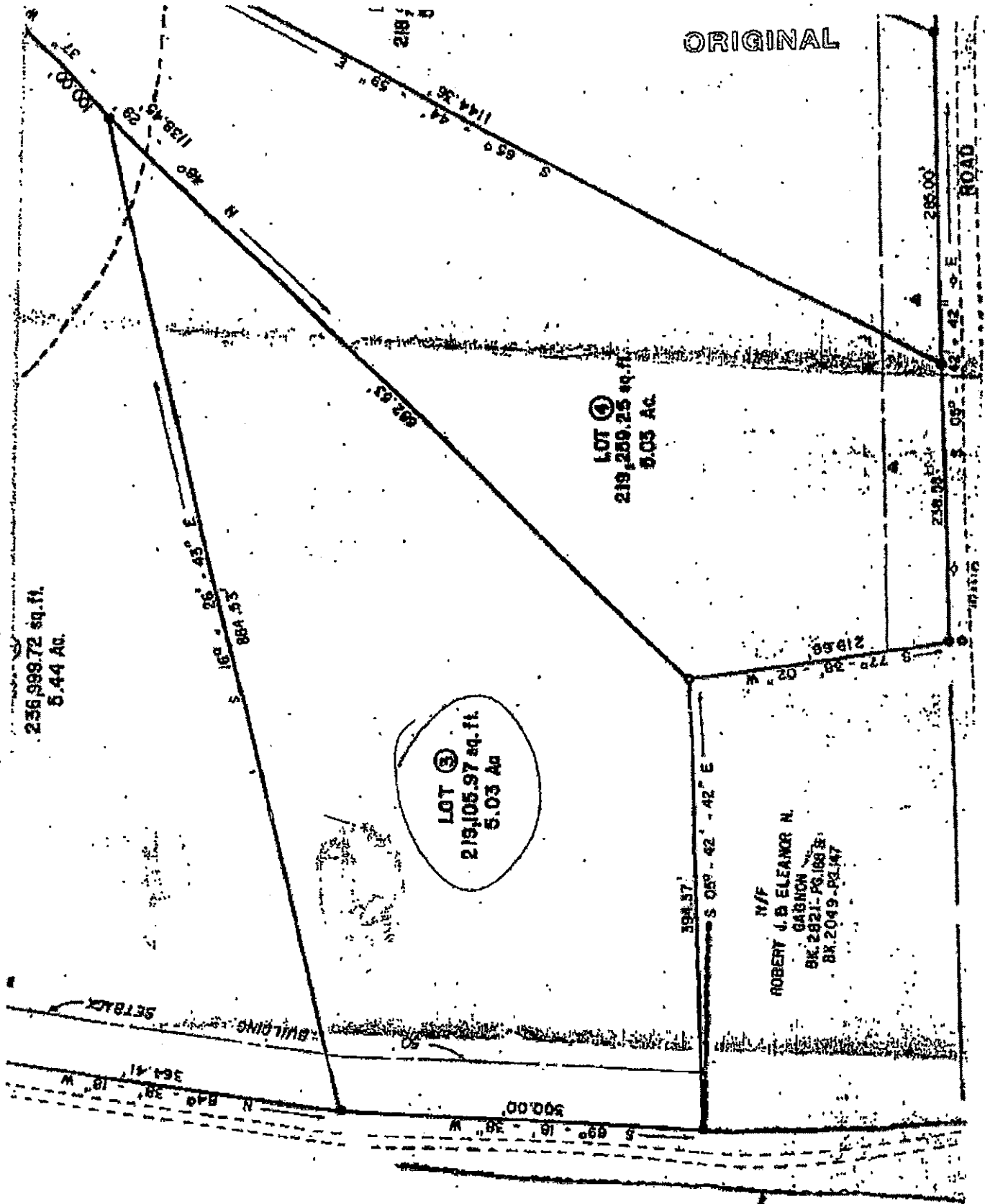
The above-described premises are further subject to the conditions and restrictions as set forth and enumerated Article 1 through Article 10 on a plan entitled "Final Subdivision Plan of Property of Lawrence A. Adams and Victoria H. Adams and Austin G. Ogden and Lynda Ogden," dated October 1987, and recorded in the Kennebec County Registry of Deeds in Plan File E-87202.

For Grantor's source of title reference is made to a Deed from Joanne T. Carter *et al*/a Joanne T. Burns dated April 23, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7368, Page 218.

Received Kennebec SS.
11/17/2005 12:34PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

H:\Legal\Real Estate\CLIENTS\Y-17978 BELLEARD EXHIBIT A.doc

ORIGINAL



236,988.72 sq. ft.
5.44 Ac.

LOT 4
219,289.25 sq. ft.
5.03 Ac.

LOT 3
219,105.97 sq. ft.
5.03 Ac.

M/F
ROBERT J. B. ELEANOR N.
GABNON
BK. 2821 - PG. 188 B.
BK. 2049 - PG. 147

BUILDING SETBACK

ROAD

Replaced Roof - Adding roof vents
(13yr old roof shingles shot due to no vents)

New 2 car garage with electric opener
24' x 24'

New LP Gas heating system (baseboard)
w/ gas hot water
Monitors 2 wood stoves
(originally had a kerosene monitor)

Finished front porch (Floor, ceiling &
tongue & groove pine)
insulated & carpeted

Built new 16' x 16' Addition - Sun
Room w/ roof windows (hot tub
top of the line hot tub)

New carpeting (very expensive) in living
room into sun room

Built new doors up stairs - Bed room,
closets & storage areas

New RAIL up the spiral staircase
(\$700+) - originally had a heavy rope on 2x4's

Stone walls, gardens, landscaping
(Law used to be a 1/2 hr now - now 3 1/2 hrs)
You wouldn't believe the # of hrs into the
landscaping.