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: 40 Benson Road, Manchester,

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: 2002 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: right back side of house
Installed BY: unknown DATE of Installation: unknown 1974?
What is the source of your information: seller

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

COMMENTS: _____

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: left side of home OR ☐ Unknown Date of Installation: unknown
Date of Last Servicing: Smiths Name of Company Servicing Tank: Smiths
Date Last Pumped: 2005? Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If yes, give the date and describe the problem: before purchase previous owner repaired pipe that leaked per seller.

LEACH FIELD: ..... ☒ Yes ☐ No ☐ Unknown
IF YES: Location: left side of home
Date of installation of leach field: unknown Installed By: unknown
Date of Last Servicing: n/a 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: 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: seller

COMMENTS: _____

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

Sprague & Curtis Real Estate 75 Western Avenue, Augusta ME 04330 Phone: (207) 623-1123 Fax: (207) 623-2071 COOPER.zfx
Amy MacDonald
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PROPERTY LOCATED AT 40 Benson Road, Manchester,

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Monitor	Electric space		
Age of system(s)/source(s)	2002	2008		
* Name of company that services system(s)/source(s)		n/a		
Date of most recent service call	Fall 2007	n/a		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	200-300 gallons	unknown		
Malfunction per system(s)/ source(s) within past 2 years	no	no		
Other pertinent information				

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

Chimney(s) Lined: ☐ Yes ☐ No ☒ Unknown Age: unknown Last Cleaned: not currently used

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? 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: _____

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 40 Benson Road, Manchester,

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: n/a
- Year Built: 1974 How long has Seller owned it: 2002
- Roof: Year Built - Structure: 1974? Age - Shingles: 2001?
  Moisture or leakage: NO - need to rake roof in winter.
  Comments:
- Foundation/Basement: Sump Pump: ☒ Yes ☐ No ☐ Unknown Comments:
  Moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown Comments: w/ heavy rain
  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: window sill in entryway is rotting. Seller will have fixed.

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

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.

Tamara Cooper — SELLER — DATE 7/25/09
Tamara Cooper
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**
X Tamara Cooper 8/25/09	
Signature Date	Signature Date
Tamara Cooper	
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) __X__ 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) __X__ 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.

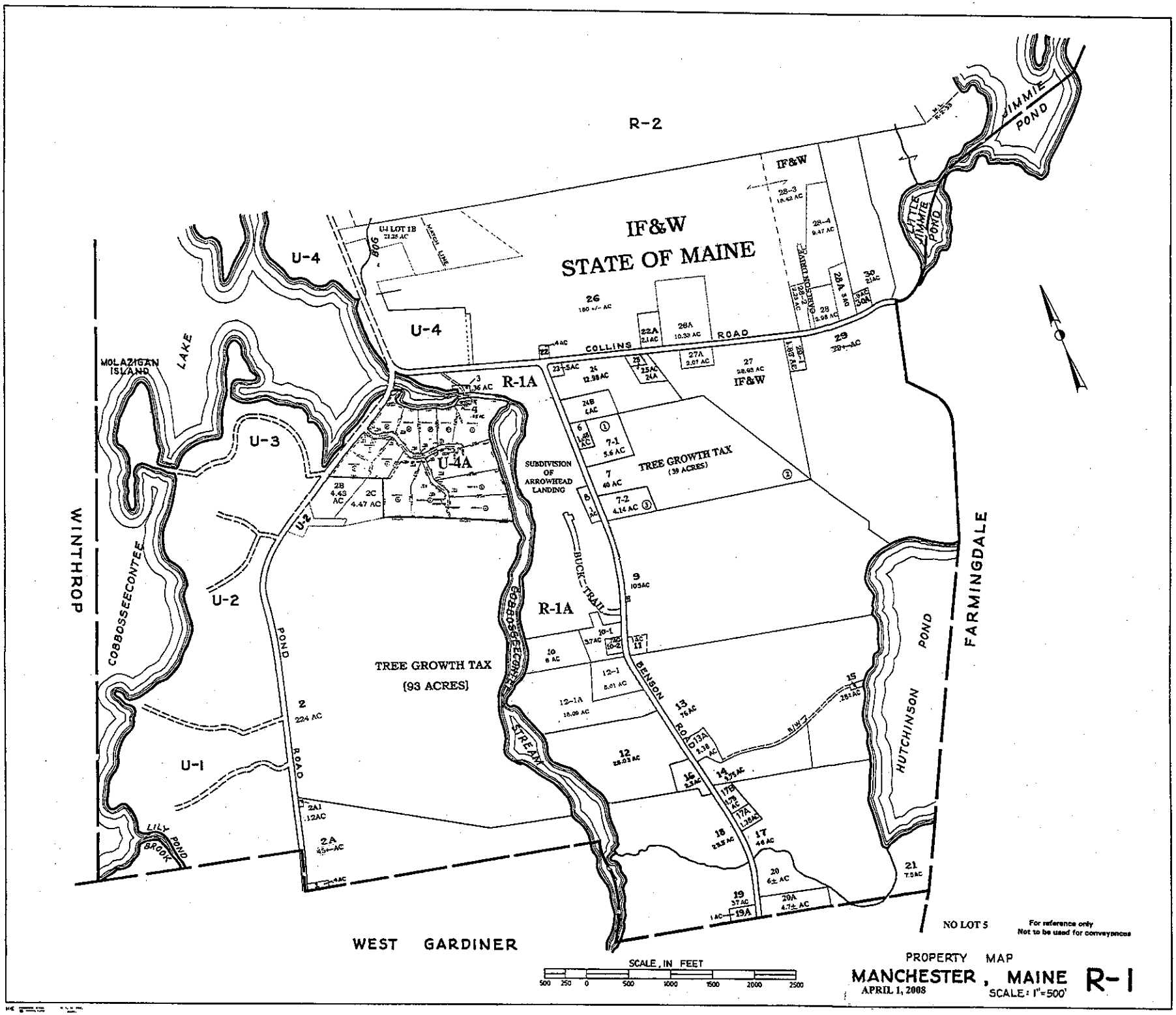
Agent's Acknowledgement (initial)

(f) AMDC 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.

Tamara Cooper 8/25/09			
Seller	Date	Seller	Date
Tamara Cooper			
Purchaser	Date	Purchaser	Date
Amy MacDonald 8/25/09			
Agent	Date	Agent	Date
Amy MacDonald			

This form is provided in connection with the PROPERTY LOCATED AT
40 Benson Road, Manchester,


R-2
IF&W
STATE OF MAINE
IF&W
U-4
U-4
U-3
U-2
U-2
U-1
U-4A
R-1A
R-1A
MOLAZIGAN ISLAND
LAKE
WINTHROP
COBBOSSEECONTEE
POND
ROAD
COLLINS ROAD
BUCK TRAIL
BENSON ROAD
COBBOSSEECONTEE STREAM
SUBDIVISION OF ARROWHEAD LANDING
TREE GROWTH TAX (39 ACRES)
TREE GROWTH TAX (93 ACRES)
LILY POND BROOK
WEST GARDINER
HUTCHINSON POND
FARMINGDALE
JIMMIE POND
LITTLE JIMMIE POND
NO LOT 5
For reference only
Not to be used for conveyances
SCALE, IN FEET
500 250 0 500 1000 1500 2000 2500
PROPERTY MAP
MANCHESTER, MAINE
APRIL 1, 2008
SCALE: 1"=500'
R-1

Doc # 2007002824
Book 9235 Page 0302

NO TRANSFER TAX PAID

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS That I **Tamara G. Cooper f/k/a Tamara G. Abbott, 40 Benson Road, Manchester, ME 043251** of for consideration of One Dollar ($1.00) and other valuable consideration paid grant to **Tamara G. Cooper, individually, with QUITCLAIM COVENANTS**

That certain real estate described in Exhibit "A" attached hereto and made a part hereof.

Property Address: **40 Benson Road, Manchester, ME 043251**

Meaning and intending to describe and convey the same premises to the grantors by deed recorded on November 5, 2004, Book 8191 Page 84

This conveyance is exempt from transfer tax as a no consideration, noncontractual transfer pursuant to R.S.A. 78-B:2 IX.

Witness our hands and seals this 18th day of January, 2007.

Jill H Blake

Tamara G. Cooper f/k/a Tamara G. Abbott
Tamara G. Cooper f/k/a Tamara G. Abbott

STATE OF MAINE
COUNTY OF KENNEBEC

On this 18th day of January, 2007, in Manchester in said County, before me personally appeared Tamara G. Abbott known to me to be the person executing the foregoing instrument and acknowledged said execution to be ~~his~~ her free act and deed.

SEAL

JILL H. BLAKE
NOTARY PUBLIC
State of Maine
My Commission Expires
June 25, 2013

Jill H Blake
Notary Public: Jill H. Blake
My Commission Expires: 06-25-2013

GRANTEE ADDRESS: 40 Benson Road, Manchester, ME 043251

(2) Equity Note

Doc # 2007002824
Book 9235 Page 0303

Received Kennebec SS.
02/02/2007 8:56AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

1070762
40 Benson Road
Manchester, Maine 04351
Tamara G. Cooper

EXHIBIT A

All those certain lots, pieces and parcels of land situated, lying and being in the Town of Manchester, County of Kennebec and State of Maine, bounded and described as follows:

Being the Homestead Buildings and the land connected herewith bounded west by the Benson Road, South and East by land now or formerly of Arthur Turgeon; and North by land of now or formerly of Mrs. Fred Dowling.

For title reference see Deed recorded November 5. 2004 Book 8191, Page 84