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: 270 Winthrop St, Hallowell,

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?

- IF PRIVATE:
  INSTALLATION: Location: Off front porch
  Installed BY: Bowie Bros DATE of Installation: Early 1980's
  What is the source of your information? owner
  USE: Number of Persons currently using system? 1
  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? Can't flush gurgle because of pressure line
- 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: Name of Company Servicing Tank:
  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:

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 270 Winthrop St, Hallowell,

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA		woodstove	
Age of system(s) source(s)	1990±			
Name of company that services system(s)/source(s)	Private person - M.T. Bauer Service - Mt Vernon			
Date of most recent service call	March 2009 to fix ~~repair~~ fan belt			
Annual consumption per system: source (i.e., gallons, kilowatt hours, cord(s))	Fielding - 900 ± gallons			
Malfunction per system(s)/ source(s) within past 2 years	replaced burner motor			
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 270 Winthrop St, Hallowell,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown OTHER: None Known

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: Deed

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: Circa 1810 How long has Seller owned it: 1986
- Roof: Year Built - Structure: 1810 Age - Shingles: 2002 except barn
  Moisture or leakage: yes - from dormer when wind blows right way
  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

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.

John M Zuzzo

SELLER 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

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EQUAL HOUSING OPPORTUNITY

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Q. Can I use my water for bathing if it has high arsenic?

Answer: Studies have shown that little arsenic gets into adults from bathing. But we do not have studies on young kids. Kids might get more arsenic in them while bathing because of their bathing habits. We have a study underway to check this. For now, if you are concerned, call us toll-free to discuss exposure from bathing.

Q. Can I use my water for cooking if it has arsenic in it?

Answer: The answer depends on how much arsenic is in your water, how much water is either absorbed or used when cooking a food, and how often you eat such foods. Pasta, rice, oatmeal and dried beans are examples of foods that absorb a lot of water when cooked. Soup and jello are examples of foods that use water by recipe. If your water has more than 0.05 mg/L arsenic, contact us for information about use in cooking.

Q. How likely is it that my well water has high arsenic?

Answer: Based on the current information we have, it looks like about 1 out of every 10 Maine homes with a private well have arsenic levels of concern. Drilled bedrock wells are more likely to have high arsenic levels than dug wells, wellpoints, or wells that are drilled into sand and gravel.

How do I get more information about arsenic in private well water?

➡ For more information on the health effects of arsenic, contact:

Andrew E. Smith, SM, ScD.
State Toxicologist
Environmental Toxicology Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Toll Free: 866-292-3474
Email: andy.e.smith@state.me.us

Website:
janus.state.me.us/dhs/bohetp/index.html

➡ For more information on treatment systems for removing arsenic from well water, contact:

David Braley, Geologist
Drinking Water Program
Bureau of Health
11 State House Station
Augusta, ME 04333
Tel: (297) 287-3194
Email: david.braley@state.me.us

Website:
janus.state.me.us/dhs/eng/water/index.htm

Kevin W. Concannon, Comissioner
May 13, 2002

HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?

Arsenic in Well Water

Maine Bureau of Health

Arsenic in Well Water: The Problem You Can't See, Smell, or Taste

It's hard to believe that water that looks, smells, and tastes fine may not be safe to drink. But the truth is that many private wells in Maine yield water that is high in arsenic.

Arsenic is a naturally occurring chemical found in soil and rocks. Some rocks have higher levels of arsenic, and this may explain why some drilled wells have high arsenic water. And in some areas, past use of arsenic-containing pesticides on blueberry, apple and potato crops may add to the arsenic water problem.

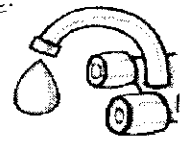
The Harm Caused by Arsenic

People who drink water high in arsenic for many years are more likely to get cancer. Drinking water very high in arsenic can also cause stomach pain, nausea, vomiting and diarrhea, numbness or tingling in the hands and feet, as well as effects on blood and the heart.

How likely you are to get cancer or any other health effects from arsenic in water depends on three major factors:

- How much arsenic is in your water;
- How much tap water you drink;
- How long you have been drinking the water.

If you are concerned about health problems possibly due to arsenic in your well water, you should discuss them with your doctor. The Bureau of Health recommends that all household wells be tested for arsenic.



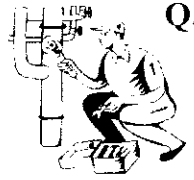
Answers to Some Commonly Asked Questions

Q. How much is too much arsenic in well water?

Answer: Test results for arsenic in water are often reported as the number of *milligrams* of arsenic in a *liter* of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal government standard for regulated water supplies is 0.05 mg/L, but this will be lowered to 0.01 mg/L.

Q. I just found out I have high arsenic water. What should I do?

Answer: If your water has more than 0.01 mg/L arsenic, we recommend you begin taking steps to reduce how much of this water you drink. Switching to bottled water will greatly reduce how much arsenic gets into your body. It will also allow you to safely take your time in deciding what, if any, treatment you want to have installed to remove arsenic from your well water. Sometimes, simply switching to bottled water is all that is needed.



Q. Is there a way to remove arsenic from well water?

Answer: Yes. We advise consulting one or more water treatment companies to help in choosing an arsenic removal system. This is because the choice of a treatment system depends on what else is in your water and how much water you need to treat. While we do not recommend any specific treatment system, we do advise selection of treatment systems that have been certified for arsenic removal by NSF International (www.nsf.org). Also, be sure to test at least once a year after any system is installed to make sure it is working.

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program

Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.

Children touching unsealed treated wood and then putting their hands in their mouths is the biggest concern

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

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 Date	Signature Date
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) _____ 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	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Earle Kenney

This form is provided in connection with the PROPERTY LOCATED AT
270 Winthrop St, Hallowell, _____

BK3035PG 304

22922

THAT I, Sophia Gabriel
of Portland, Cumberland County, State of Maine
(being unmarried) for consideration paid,
grant to John M. McQuarrie and Carlene J. McQuarrie, both

of Hallowell, Kennebec County, State of Maine
with warranty covenants, as joint tenants, the land in Hallowell, Kennebec County, State of Maine:

TRANSFER TAX PAID

A certain lot or parcel of land with the buildings thereon situated on the south side of the road from Hallowell to Manchester, bounded and described as follows:

Starting at an iron pipe located 290 feet, more or less, toward Hallowell from northwest corner of the property described in deed from Eliza Vigus to Ada V. Longfellow recorded in the Kennebec Registry of Deeds in Book 806, Page 365; thence easterly by the road 325 feet, more or less, to an iron pipe; from that point southerly 260 feet, more or less, to an angle point in a stone wall; thence westerly along the wall 200 feet, more or less, to an iron pipe; from that point northerly 325 feet, more or less, to the starting point.

Meaning and intending hereby to convey the same premises conveyed to the Grantor herein by Warranty Deed of Ada V. Longfellow, acting by and through Phyllis A. Longfellow, under a Power of Attorney dated July 25, 1984 and recorded July 25, 1984 in the Kennebec County Registry of Deeds in Book 2708, Page 152.

~~xxxx~~ as grantor ~~xxx~~ releases all rights by descent and all other rights.

Witness my hand and seal this 7th day of October, 19 86.

Sophia Gabriel

The State of Maine, Kennebec ss. October 7, 19 86

Then personally appeared the above named Sophia Gabriel

and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Justice of the Peace - Attorney at Law - Notary Public

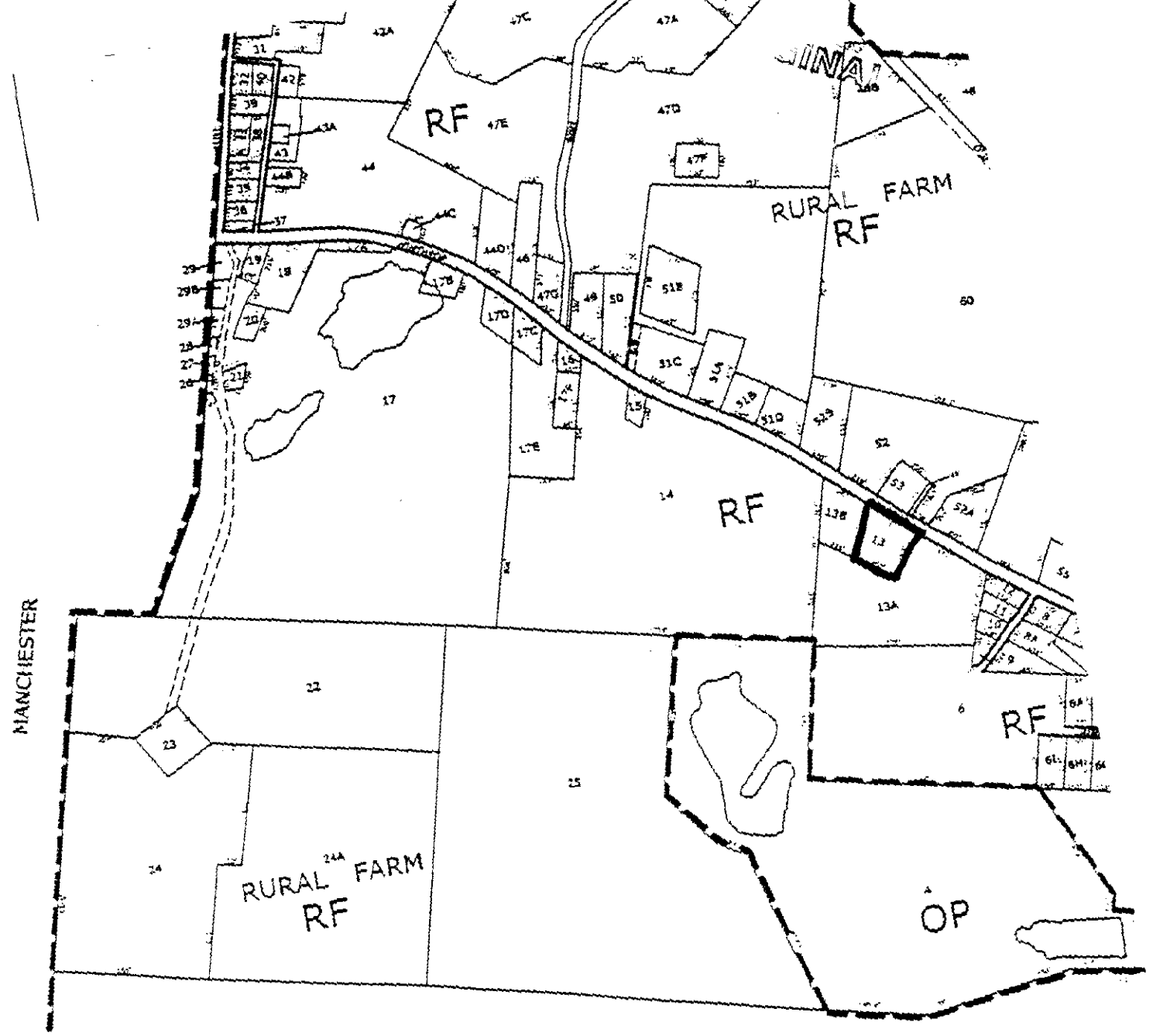
SEAL

LINDA GIFFORD
MY COMMISSION EXPIRES
NOVEMBER 5, 1989

1985 Warranty Deed — Joint Tenancy — Short Form

RECEIVED KENNEBEC S.S.
1986 OCT -8 AM 9:00
RECORDED FROM ORIGINAL

ORIGINAL



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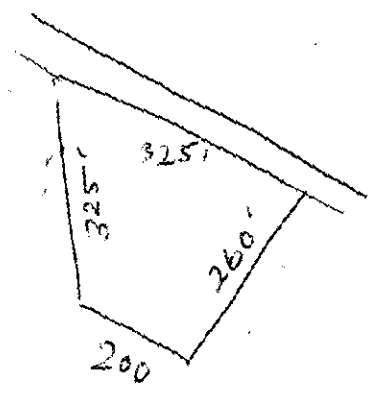
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