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: 26 Foster Rd Chelsea.

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: 5/09 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: Front Door
Installed BY: unk. DATE of Installation: unk.
What is the source of your information: _____

USE: Number of Persons currently using system? _____
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: recs right of home. OR ☐ Unknown Date of Installation: 2000
Date of Last Servicing: _____ Name of Company Servicing Tank: Pat Jackson
Date Last Pumped: 5/09 Have you experienced any malfunctions? ..... ☐ Yes ☑ No
If yes, give the date and describe the problem: _____

LEACH FIELD: ..... ☐ Yes ☑ No ☐ Unknown
IF YES: Location: recs right of home
Date of installation of leach field: 2000 Installed by: unknown
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 26 Jester Rd, Chelsea

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)	2006			
Name of company that services system(s)/source(s)	Dead River			
Date of most recent service call	Checked 5/09			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	437 gal. — Purchased	2/2/10 still have full tank of oil.		
Malfunction per system(s)/ source(s) within past 2 years	Seller replaced burner - 2009			
Other pertinent information	none			

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

Chimney(s) Lined: ☐ Yes ☐ No ☐ Unknown Age: 2006 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: Metal Chimney

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): ____ N/A

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 26 Tasker Rd Chelsea.

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 way, private road/homeowner associations or restrictive covenants? ☑ Yes ☐ No ☐ Unknown

IF YES: Explain: see deed.

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: propane tank for cook stove.
- Year Built: 2006 What year did Seller purchase property? 5/2009
- Roof: Year Built - Structure: 2006 Year Shingles Installed:
  Moisture or leakage: none
  Comments:
- Foundation/Basement: Sump Pump: ☐ Yes ☑ No ☐ Unknown Comments: Cement slab
  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

Prior owner had small kitchen stove fire with smoke damage, all damage repaired.

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 2/2/10 DATE

SELLER 2/2/10 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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Listing Package

Doc # 2009011428
Book 10062 Page 0022

TRANSFER TAX PAID

Received Kennebec SS.
05/01/2009 2:42PM
Pages 1 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

WARRANTY DEED

Know all men by these presents,

That I, **OLIN C. CHARETTE,** of Augusta, County of Kennebec, State of Maine, for consideration paid, grant to **JOHN A. GAUTHIER** and ***JUNE E. GAUTHIER*** with a mailing address of 169 South Road, Readfield, Maine 04355, with Warranty Covenants, as joint tenants and not as tenants in common, the following described property:

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

Being Lot #4 on a plan entitled "Final Subdivision Plan of P & S Development" located in the Town of Chelsea, County of Kennebec, State of Maine, by Pickett Land Survey, Inc. dated September 7, 1994, filed in Kennebec County Registry of Deeds under #94239.

TOGETHER with a right of way in common with others to the use of a private drive shown on said Plan running between Lot 4 and Lot 5 of said Plan.

Reference is hereby made to a Road Maintenance Agreement regarding the use and maintenance of said private drive duly recorded in Kennebec County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to the grantor herein by deed of John S. Loiko and William E. Alley dated May 8, 2008 and recorded in the Kennebec County Registry of Deeds in Book 9723, Page 28.

IN WITNESS WHEREOF, Olin C. Charette, has set his hand and seal this 1st day of May, 2009.

Witness

Olin C. Charette

STATE OF MAINE
Kennebec, ss.

May 1, 2009

THEN PERSONALLY APPEARED the above named Olin C. Charette and acknowledged the foregoing instrument to be his free act and deed.

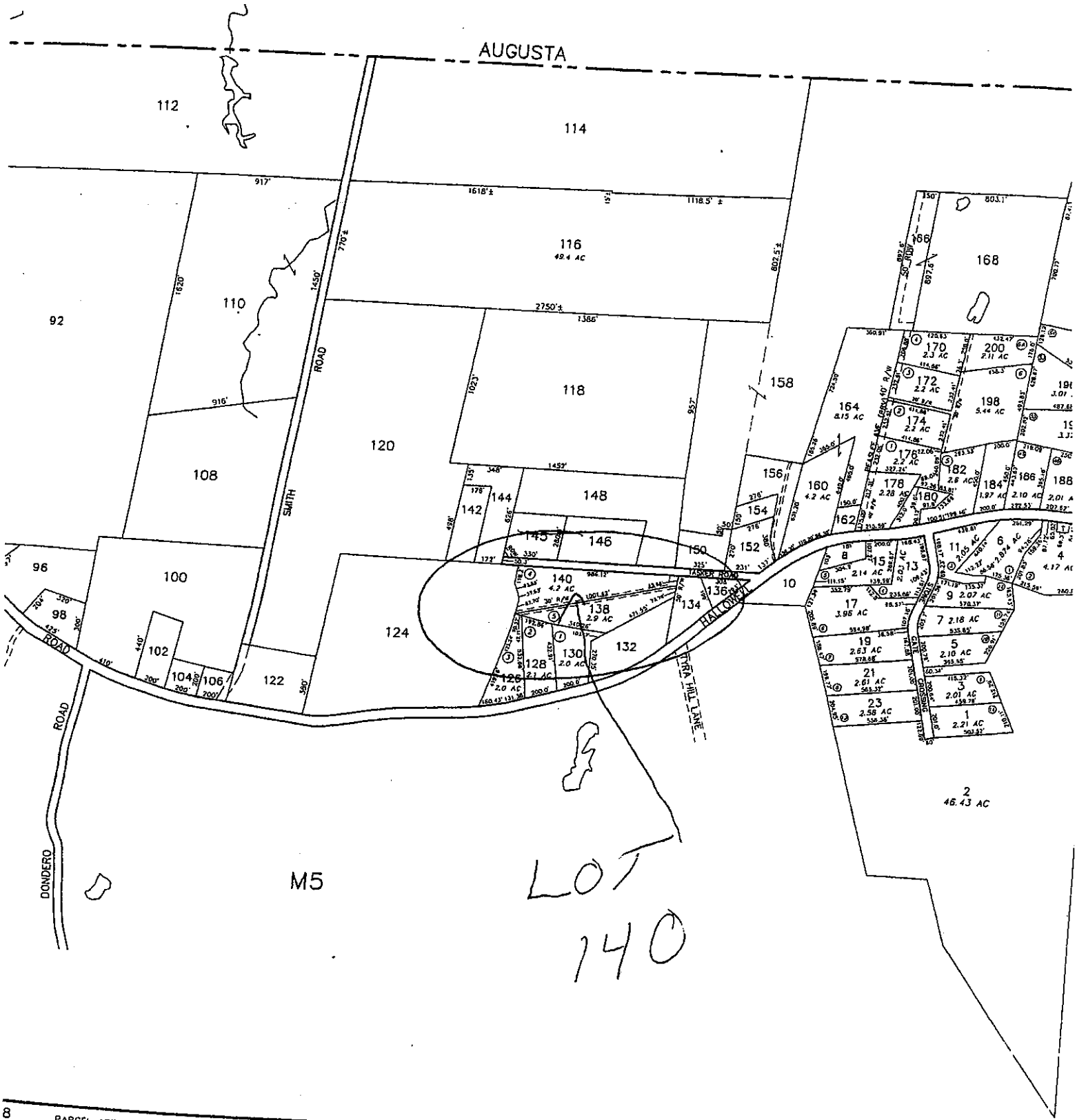
Before me,

Notary Public/Attorney at Law

SEAL

DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2010

D L. Gifford



PARCEL AREA ..... 20,000 SF or 7.000 AC

SUBDIVISION LOT NO. 9

WATERLINE .....

MATCH LINE .....

APRIL 1, 2008

SCALE 1 INCH = 400 FEET

TOWN

KENNI