

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: 216 Northern Avenue, Farmingdale,

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.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

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
 Yes No
 IF YES: Are tanks in current use?
 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
 Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?
 Comments: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.) :
 Yes No Unknown
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
 IF YES: Explain: _____
 Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
 Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
 Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
 ATTACHMENTS: Yes No
 Additional Information: _____

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.
 _____ 1/30/10 _____
 SELLER DATE SELLER DATE

John Blouin
 I/we have read and received a copy of this disclosure 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
Statutory Short Form

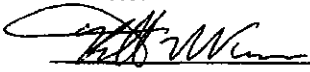
KNOW ALL BY THESE PRESENTS That We, **Calvin Brown and Gale Brown**, of Litchfield, Kennebec County, Maine 04350, for consideration paid, grant to **Blouin Properties, LLC**, a Maine limited liability company, with a mailing address of P.O. Box 546, Manchester, Maine 04351, with Warranty Covenants, the land with any buildings thereon, in Farmingdale, Kennebec County, Maine, described as follows:

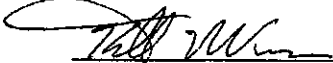
See Exhibit A attached


Meaning and intending to convey the premises described in a deed from Richard A. Kidder, Bernard A. Kidder, Jr., and Carol Ann Bach to the Grantors herein dated July 19, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8513, Page 56.

WITNESS our hands and seals this 27th day of September, 2007.


Witness:







Calvin Brown

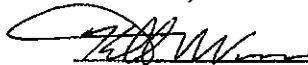


Gale Brown

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

On September 28, 2007, personally appeared the above-named Calvin Brown and Gale Brown and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney at Law
Printed Name: Keith R. Varan
My commission: _____

2) R.K.

EXHIBIT A

A certain piece or parcel of land situated in Farmingdale, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at an iron rod on the Westerly right of way line of Northern Avenue and at the Northeast corner of premises now or formerly of Steven and Ginger Smith; thence S 65°-11'-20" W along the Northerly line of Smith a distance of 561.69 feet to an iron rod; thence S 36°-54'-44" W along Northerly line of Smith a distance of 299.15 feet to an iron rod; thence S 43°-26'-47" E along Westerly line of Smith a distance of 807.44 feet to an iron rod set on the Northerly line of land now or formerly of Paul F. and Louise Skidmore; thence S 30°-17'-32" W along the Northerly line of Skidmore a distance of 223.72 feet to a stone wall; thence N 59°-27'-15" W a distance of 1,060.31 feet to an iron pin set on the Northerly line of land now or formerly of Paul Gowan; thence N 30°-12'-51" E along the Northerly line of Gowan and Northerly line of land now or formerly of Donald Morang a distance of 1,449.20 feet to an iron rod set on the Northerly line of Morang; thence S 28°-53'-59" E a distance of 240.64 feet to an iron rod; thence N 63°-44'-06" E a distance of 179.28 feet to an iron rod set on the Westerly right of way line of Northern Avenue; thence S 20°-47'-04" E along the Westerly right of way line of Northern Avenue a distance of 433.80 feet to the point of beginning.

EXCEPTING AND RESERVING from the above land a certain parcel of land conveyed by the Grantors to Richard A. Kidder and Elizabeth A. Kidder by deed dated September 6, 2000 and recorded in the Kennebec County Registry of Deeds at Book 6293, Page 132.

Reference is made to a Standard Boundary Survey of Land of Katherine M. Kidder, Farmingdale, Kennebec County, Maine, prepared by Joseph Ronald Washburn, M.R.L.S. No. 1101, dated December 1985 and recorded in the Kennebec Registry of Deeds in Plan Book D 85-179.

Received Kennebec SS.
09/28/2007 3:28PM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS