

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: 618 Lincolnville Ave, Searsport, ME 04973

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: Jan 2004 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: South side of House

Installed BY: UNK

DATE of Installation: UNK

What is the source of your information: Seller

USE: Number of Persons currently using system? 2

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: FRONT OF HOUSE OR ☐ Unknown Date of Installation: UNK

Date of Last Servicing: 4/2009 Name of Company Servicing Tank: Interstate

Date Last Pumped: 4/2009 Have you experienced any malfunctions? ☐ Yes ☒ No

If yes, give the date and describe the problem:

LEACH FIELD: ☒ Yes ☐ No ☐ Unknown

IF YES: Location: FRONT OF HOUSE

Date of installation of leach field: UNK

Installed by: UNK

Date of Last Servicing: UNK

Name of Service Company: UNK

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: Seller

COMMENTS: N/A

IS SYSTEM LOCATED IN A SHORELAND ZONE? ☐ Yes ☒ No ☐ Unknown

Is System located in a Coastal Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HFA	WOOD STOVE	WOOD STOVE	
Age of system(s)/source(s)	UNK			
Name of company that services system(s)/source(s)	Pro Bay Oil			
Date of most recent service call	4/09			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	1 TANK	+ 3 cords		
Malfunction per system(s)/source(s) within past 2 years	NO			
Other pertinent information				

Buried Oil Supply Line: ☐ Yes ☒ No ☐ UnknownChimney(s) Lined: ☐ Yes ☐ No ☒ Unknown

Age: UNK

Sleeved: ☒ Yes ☐ No

Last Cleaned: UNK

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas 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 ☒ UnknownIF 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: 12/03

By: Steve Thomas

Results: OK If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? _____

☐ Yes ☐ No ☐ UnknownAre 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: Jan 2008

By: Steve Thomas

Results: OK If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? _____

☐ Yes ☐ No ☐ UnknownAre 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: None

PROPERTY LOCATED AT

618 Lincolnville Ave, Lincolnville, ME 04973

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: _____

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: Homestead

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Propane Tank Behind Garage
- Year Built: 1959 What year did Seller purchase property? 2004
- Roof: Year Built - Structure: 1959 Year Shingles Installed: UNK
- Moisture or leakage: NONE
- Comments: _____
- Foundation/Basement: Sump Pump: ☐ Yes ☒ No ☐ Unknown Comments: _____
- Moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown Comments: VERY Heavy Rains
- 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 that we know of

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.

[Signature]
SELLER
Rebecca Robinson
SELLER

3-6-10
DATE
3-6-10
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



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

Thomas R. Robinson 3-6-10
Signature Date

THOMAS R. ROBINSON
Name printed

Rebecca Robinson 3-6-10
Signature Date

Rebecca Robinson
Name printed

Purchaser or potential purchaser

Signature Date

Name printed

Signature Date

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)

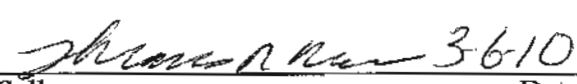

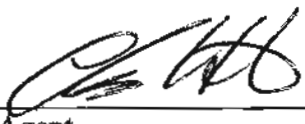
- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*
- (e) Purchaser has (check (i) or (ii) below):
- (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct 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) GH 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.

<u></u> 3-6-10 Seller Date	<u></u> 3-6-10 Seller Date
_____ Purchaser Date	_____ Purchaser Date
<u></u> 3/6/10 Agent Date	_____ Agent Date

This form is provided in connection with the PROPERTY LOCATED AT _____

**AIR & WATER QUALITY INC.**

P.O. Box 536 • Freeport, ME 04032 • awqinc.com
Tel # (800)698-9655

Water Test Report

Cust # 040209EFW01
Ms. Rebecca Robinson
PO Box 233
Searsmont, ME 04973

NOTE: NO HEALTH RELATED PARAMETERS HAVE BEEN CHECKED

Report Date 02/25/2004

Units are in mg/L unless otherwise noted.

Sample Date: 02/24/2004 Sample ID: AWQ009881

Treated

Parameter	Results	Recommended Limit
pH		6.5-8.5
Iron	.08	< 0.3
Manganese	<0.01	< 0.05
Hardness	<1	< 3 G/gal
TDS	68	< 500

Test Address if Different:

A & L LABORATORY INC.

CHEMICAL ANALYSIS & CONSULTING

P.O. Box 1507
3100 Hotel Road
Auburn, Maine 04211-1507

Telephone
(207) 784-5354
Fax
(207) 782-5561

CERTIFICATE OF ANALYSIS

DATE SAMPLED: Dec 22, 2003 TIME SAMPLED 10:05 am SAMPLE NO: 115074
DATE RECEIVED: Dec 23, 2003 TIME RECEIVED 08:00 am DATE REPORTED: Dec 29, 2003
CLIENT INFORMATION: Maine Building Insp
PO Box 595
Rockport, Me 04856
PROPERTY TESTED: J&R Richards Co - SAMPLE POINT - KITCHEN
Lincolnvillie Rd Rte 173
Searsmont, Me

THIS WATER IS RATED AS: SATISFACTORY with NOTATION

PARAMETERS	METHOD NO.	LIMITS	RESULTS
Total Coliform	9222*/9223*	ABSENT [0/100ml]	ABSENT
E.coli	9222*/9223*	ABSENT [0/100ml]	ABSENT
Nitrite-N	4500-NO2B*	1.0 mg/L	<0.10 mg/L
Nitrate-N	4500-NO3D*	10.0 mg/L	<1.0 mg/L
pH	4500-H+B*	6.5-8.5	6.3 pH units
Copper	3111B*	1.3 mg/L	<0.05 mg/L
Manganese	3111B*	0.05 mg/L	0.13 mg/L
Iron	3111B*	0.30 mg/L	0.39 mg/L
Chloride	4500-ClB*	250 mg/L	14 mg/L
Hardness	2340C*	500 mg/L	93 mg/L
Sodium	3111B	100 mg/L	2.3 mg/L
Lead	3113B*	0.015 mg/L	<0.001 mg/L
Arsenic	3113B*	0.05 mg/L	<0.005 mg/L

For an explanation of your water test result please see number(s) 3, 4 on the attached EXPLANATION SHEET. All other numbers listed on the EXPLANATION SHEET do not apply to this water sample. The rating for this water test is based on the results of the above parameters.

mg/L=milligrams per liter ml=milliliter <=less than >=greater than SCU=Standard Color Unit TON=Threshold Color Number
NOTE: "*" means a NELAP accredited parameter


Jonathan T. Dyer, Lab Director
A&L LABORATORY INC.

RADON DIAGNOSTIC LABORATORY
3100 Hotel Road P.O. Box 1507
Auburn, Maine 04211

RADON WATER TEST RESULT

BOTTLE NUMBER: 22606W **RECEIVED AT RDL:** December 23, 2003

CLIENT: Maine Building Inspections
P.O. Box 595
Rockport, ME 04856

ADDRESS TESTED: Lincolnville Road

CITY / STATE TESTED: Searsmont, ME 04849

DATE COLLECTED: December 22, 2003

LOCATION TESTED: Drilled Well

DATE ANALYZED: December 23, 2003

The water sample that you sent to RDL was found to contain:

1,679 pCi/L

The test results from water samples are reported for the samples as received in our lab. RDL cannot be responsible for samples that were not collected under direct supervision.

While RDL maintains quality control to EPA standards, we make no warranty of any kind, either expressed or implied for the consequences of erroneous test results. Neither RDL nor its employees or agents shall be liable under any claim, charge, or demand whether in contract, tort, or otherwise, for any and all loss, cost, charge, claim, demand, fee, expense, or damage of any nature or kind arising out of, connected with, resulting from or sustained as a result of any radon test requested.

Please see the attached sheet entitled "Radon in Water" for more information on radon limits and effects.

RADON DIAGNOSTIC LABORATORIES

P.O. Box 1507, 3100 Hotel Rd.

Auburn, ME 04211-1507

(207) 784-5354

RECOMMENDED COURSE OF ACTION FOR VARIOUS LEVELS OF RADON GAS IN THE WATER SUPPLY

1. If the radon level is **below 20,000 pCi/L**, no corrective action is recommended, however the Environmental Protection Agency (EPA) would like to see 4,000 pCi/L or less for municipalities.
2. If your water radon level is in the range of **20,000 to 50,000 pCi/L**, one additional sample should be analyzed within three months to confirm this value since natural fluctuations are common. If the average is **above 20,000 pCi/L**, it is recommended that action be taken to reduce this level to below **20,000 pCi/L** within one year.
3. If your water radon level is in **greater than 50,000 pCi/L**, one additional sample should be analyzed as soon as possible to confirm this value. It is recommended that you minimize exposure time and use an exhaust fan in the areas of high usage. Appropriate corrective action should be performed within two months.

TREATMENT OF WATER TO REDUCE RADON

Radon gas can be easily removed from drinking water by the process known as aeration. Aeration can achieve over 99% removal of radon gas in water. The process consists of mixing large volumes of clean air with the well water.

Activated Carbon (AC), similar to charcoal, is effective in removing radon gas from drinking water. There is a radioactivity build-up on the carbon which some technical authors have suggested that AS is a reasonable treatment method for radon in water for concentrations below **5,000 pCi/L**.

TESTING FOR OTHER RADIONUCLIDES IN WATER

In addition to radon gas, other radioactive minerals such as **radium**, **uranium**, and **gross alpha** may be dissolved in water. Radon tests alone are no indication of radium or uranium levels. These are separate tests performed by the State of Maine Health and Environmental Testing Laboratory in Augusta. For more information on these tests call **(207) 287-2727**. For more information on radon in Maine call the Radon Coordinator at **(207) 287-5698**.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, J & R RICHARDS CO., a partnership organized under the laws of the State of Maine, for consideration paid, GRANTS to THOMAS R. ROBINSON and REBECCA A. ROBINSON, whose mailing address is 262 Westwood, Waterbury, CT, 06708, County of New Haven, State of Connecticut, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, a certain lot or parcel of land situated in SEARSMONT, County of Waldo, State of Maine, with any improvements thereon, more particularly bounded and described in 2002, as follows, to wit:

"A certain lot or parcel of land, together with the buildings thereon, situated SEARSMONT in the county of Waldo and State of Maine and more particularly bounded and described in a deed from Camden National Bank to Earle R. Chandler and Violet A. Chandler dated April 10, 1968 and recorded in the Waldo County Registry of Deeds in Book 689, Page 825, as follows to wit:

"BEGINNING at a point on the easterly side of Route 173 at the southerly boundary of land of John Robson and others; thence easterly along the line of a stone wall 12 rods to a corner; thence southerly at right angles to the first boundary 20 rods to the northerly line of the Mahoney Road; thence westerly 12 rods to the intersection of Mahoney Road with Route 173; thence northerly along the line of said Route 173 20 rods to the point of beginning. Meaning and intending to convey the lot on which Vincent R. Marriner has erected a house."

EXCEPTING AND RESERVING, HOWEVER, a portion of the above-described premises and more particularly bounded and described in a deed from Earle R. Chandler and Violet A. Chandler to Timothy A. Riley and Elizabeth E. Riley dated October 7, 1977 and recorded in said Registry in Book 747, Page 453, as follows, to wit:

"BEGINNING on the easterly side of Rte. #173 at the southerly boundary of John Robson and others at a stone wall; thence easterly along the line of said stone wall 12 rods, more or less, to a corner; thence southerly at right angles to the first boundary 9 rods to an iron pin at the land of Earle R. Chandler and Violet A. Chandler; thence westerly along the land of said Chandler 12 rods, more or less, to an iron pin on said Rte. #173; thence northerly along the line of said Rte. # 173 9 rods, more or less, to the place of beginning."

ALSO hereby conveying, another certain lot or parcel of land, together with the buildings thereon, situated in SEARSMONT in the County of Waldo and State of Maine and more particularly bounded and described in a deed from Maynard A. Marriner to Earle R. Chandler and Violet A. Chandler dated October 4, 1984 and recorded in the Waldo County Registry of Deeds in Book 830, Page 126, as follows, to wit:

"COMMENCING at an iron pipe at the northeasterly corner of S. Gracie land; THENCES 4°07'W a distance of four hundred ninety-three and three-tenths (493.3) feet to an iron pin in the north side of the Mahoney Road; THENCE westerly along the Mahoney Road to Route 173; THENCE northerly by Route 173 to land of E. Chandler at an iron stake; THENCE N 86°10'W along Chandler land a distance of one hundred ninety-eight

"Maine Real Estate
Transfer Tax Paid"

(198) feet; THENCE northerly along Chandler land a distance of three hundred thirty (330) feet, more or less, to the point of beginning.

The purpose of this deed is to establish a boundary line of said Chandler.

FOR REFERENCE the above described premises is a portion of the premises described in a deed from Clyde E. Marriner and Earl H. Marriner to Maynard R. Marriner dated August 12, 1953 and recorded in the Waldo County Registry of Deeds in Book 492 (sic) Page 172." (The forgoing reference to Book 492 is erroneous. The correct reference is Book 496, Page 172.)"

MEANING AND INTENDING to describe and convey and hereby conveying the premises described in the Release Deed from Camden National Bank to J & R Richards Co., dated December 2, 2002 and recorded in the Waldo County Registry of Deeds on June 17, 2003, in Book 2431, at Page 010.

IN WITNESS WHEREOF, J & R Richards Co, by and through John L. Richards, Sr. and Robert H. Richards, being all of its general partners, has hereunto set its hand and seal this 29th day of January, 2004.

Signed, Sealed and Delivered
in the presence of:

J. & R. Richards Co.

William L. Dawson, Jr.
Witness

By: John L. Richards, Sr.
John L. Richards, Sr., General Partner

to both
Witness

By: Robert H. Richards
Robert H. Richards, General Partner

STATE OF MAINE
COUNTY OF WALDO, ss. .

January 29, 2004

Then personally appeared the above named J & Richards Co., a general partnership, by and through all of its general partners, namely, John L. Richards, Sr., General Partner, and Robert H. Richards, General Partner, hereunto authorized, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of said partnership.

Before me,

William L. Dawson, Jr.
Notary Public

William L. Dawson, Jr.
NOTARY PUBLIC
State of Maine
My Commission Expires 11/20/04

Received
Recorded Register of Deeds
Feb 04:2004 09:49:54A
Waldo County
Debris Page



107 Main Street
Belfast, ME 04915
Phone (207) 338-8800



Notification to Buyers Acreage/Structure Size

Realty of Maine makes no representation considering any location of the boundaries of the property which you are considering purchasing, nor its dimensions or acreage or the size or dimensions of any structure located thereon. If any of these issues are important to you evaluating your desire to purchase the property and that information is not readily available then Realty of Maine recommends that you consider the employment of a surveyor or architect to advise you.

Thank You,

Realty of Maine

Buyers (Signature)

Date

Buyer: (Printed Name)

Date

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/bohwp/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

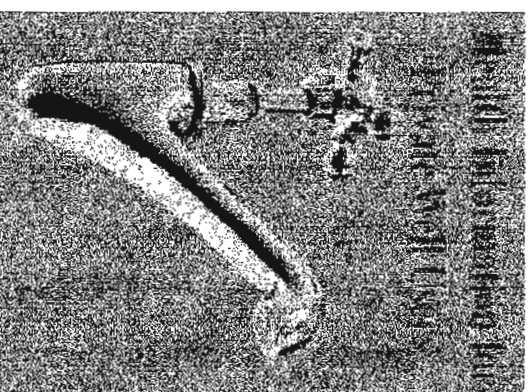
Website:

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



Kevin W. Concannon, Commissioner
May 13, 2002

HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?



Arsenic in Well Water



Maine Bureau of Health

HOME INSPECTIONS

WHY YOU SHOULD OBTAIN ONE

As a prospective home buyer are you sophisticated in identifying problem areas in your potential new home? Most of us are not knowledgeable in identifying potential problem areas. You are in the process of making a very large investment, maybe the largest investment you'll ever make. For just a small investment now you may save substantial money in the future. Can you afford to not have a professional home inspector survey the premises for the integrity of the internal and external components of the dwelling?

Here are a few areas that home inspectors look at:

Structural:

Many home inspection organizations have set standards on certain areas of the home that the home inspector looks at to determine the integrity of the essential internal and external structural components. Home inspectors are not structural engineers but can identify visual defects in these areas requiring immediate repairs.

Electrical:

Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?

Plumbing:

Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?

Built-In appliances:

Are they functioning properly?

Safety Hazards:

Home Inspectors are not environmental specialists, but they can identify many safety hazards or dangerous conditions.

Miscellaneous: Other items may or may not be included in a standard home inspection. Some of these may be: septic systems, roofs, drainage problems, wood decks, patios or other exterior structures. Be sure and verify which, if any, of these items are included in your home inspection.

Normally Not Included: termite, geological or land subsidence surveys and environmental or pollution inspections which should be completed separately for your own protection.

Home inspectors provide a unique customer service in identifying existing problems, should there be any, and assisting in promoting and facilitating communication with the home seller. There are many home inspection companies to choose from. Attached is a list of a few in this area that you may want to contact.

WE RECOMMEND YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION. .

Please acknowledge our recommendation for you to obtain an independent home inspection.

Signature: _____ Date: _____