

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: 424 Haystack Rd., Castle Hill, ME 04757

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: 1995 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? DNA

• IF PRIVATE:

INSTALLATION: Location: 55 ft+- from NE corner of house. marked with small well house

Installed BY: Unknown DATE of Installation: 1980

What is the source of your information: Owner

USE: Number of Persons currently using system? 2

Does system supply water for more than one household? Yes No Unknown

COMMENTS: There is sulphur in the water. Filtration system is in place to fix problem

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? DNA

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gal. 1000 Gal. Unknown Other: 1500 gallon

Tank Type: Concrete Metal Unknown Other: _____

Location: NE corner of house OR Unknown Date of Installation: 2002

Date of Last Servicing: 2002 Name of Company Servicing Tank: SiteTek/Buck's Const.

Date Last Pumped: Hasn't been pumped Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: DNA

LEACH FIELD: Yes No Unknown

IF YES: Location: 43.5 feet from SE corner of house

Date of installation of leach field: 2002 Installed By: SiteTek/Buck's Const.

Date of Last Servicing: 2002 Name of Service Company: SiteTek/Buck's Const.

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: DNA

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? Yes

SOURCE OF INFORMATION: Owner/Public record

COMMENTS: None

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

July 2007 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

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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: DNA
What is your source of information: DNA

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 Exemption

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: None
- Age: Age of House: 28 Y/O How long has Seller owned it: 23 years
- Roof: Age - Structure: 28 Y/O Age - Shingles: 13 years
Moisture or leakage: None
Comments: None

- 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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

The house has a 200 amp circuit breaker panel and a 100 amp panel for the beauty salon. The garage has its own 100 amp circuit breaker panel.

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.

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

