

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: 649 West River Road, Augusta,

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: Front left corner
 Installed BY: Unknown DATE of Installation: Unknown
 What is the source of your information: VISUAL

USE: Number of Persons currently using system? no one - 3-4 people in the past
 Does system supply water for more than one household? Yes No Unknown

COMMENTS: Pump less than 2 yrs old - Rolfe

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: Back Lawn OR Unknown Date of Installation: Jan 2008
 Date of Last Servicing: N/A 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: BACK LAWN
 Date of installation of leach field: Jan 2008 Installed By: Quirion Coast
 Date of Last Servicing: N/A 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

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>H/W B/B</u>			
Age of system(s)/source(s)	<u>2008</u>			
Name of company that services system(s)/source(s)	<u>Ang Fuel</u>			
Date of most recent service call				
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleved: 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: _____

PROPERTY LOCATED AT 649 West River Road, Augusta,

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: ROW for Quirkon Const

What is your source of information: See Survey

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: 1957 How long has Seller owned it: Dec 2007
- Roof: Year Built - Structure: 1957 Age - Shingles: 1998
- Moisture or leakage: no 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.

William Peter Clouston

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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HAVE YOU TESTED YOUR WELL WATER FOR ARSENIC?

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

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.

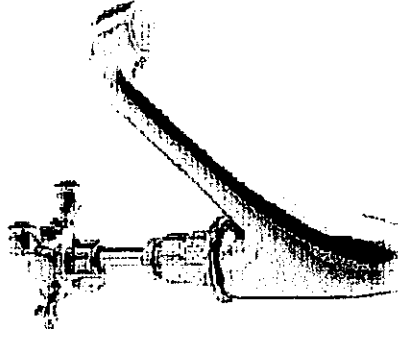
Q. Can I use my water for cooking if it has arsenic in it?

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.

Health Information for
Private Well Users



Arsenic in Well Water



Maine Bureau of Health

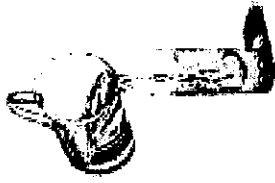


Kevin W. Concannon, Commissioner

May 13, 2002

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?

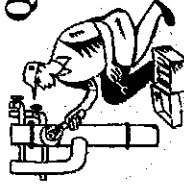
Answer: Test results for arsenic in water are often reported as the number of *milligrams* of arsenic in a *liter* of water (mg/L for short). A liter is about a quart. The Bureau of Health guideline for arsenic in domestic well water is 0.01 milligrams of arsenic per liter of water. The current federal 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.

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.

William R. Kenney 10/24/08

Seller Date

Seller Date

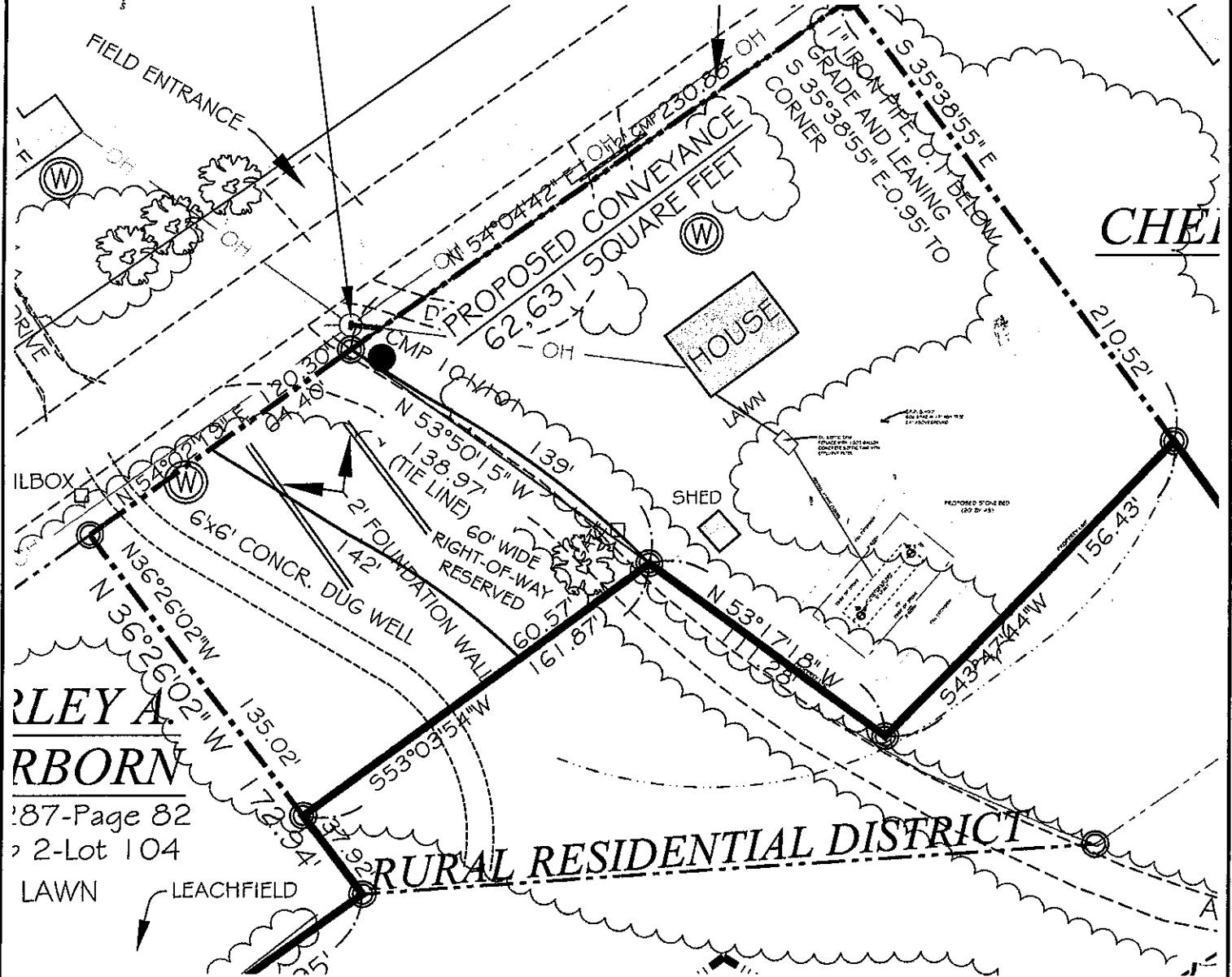
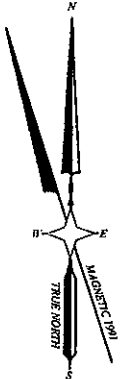
Purchaser Date

Purchaser Date

Agent Date
Earle Kenney

Agent Date

This form is provided in connection with the PROPERTY LOCATED AT
649 West River Road, Augusta,



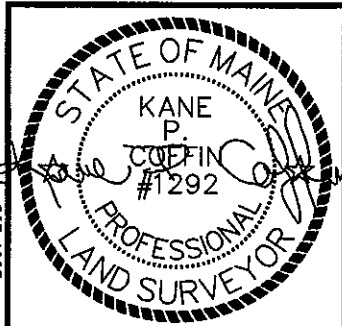
LEY A
RBORN
 87-Page 82
 2-Lot 104
 LAWN
 LEACHFIELD

RURAL RESIDENTIAL DISTRICT

CLIENT/PROJECT:
QUIRION CONSTRUCTION
 LOCATION: **ROUTE 104**
 TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

ENGINEERING
E.S. COFFIN
 SURVEYING
 E.S. COFFIN ENGINEERING & SURVEYING, INC.
 433 Cove Road P.O. Box 6687 Augusta, Maine 04130
 Ph. (207) 633-9473 Fax (207) 633-0618 Toll Free 1-800-344-9473

SHEET TITLE:
LOCUS MAP
 SCALE: 1" = 60'
 DECEMBER 15, 2007



PROJ. NO. 2007-213

**TRANSFER
TAX
PAID**

WARRANTY DEED

Betty A. Hastings

of 649 River Road, Augusta, Maine 04330


for consideration paid,

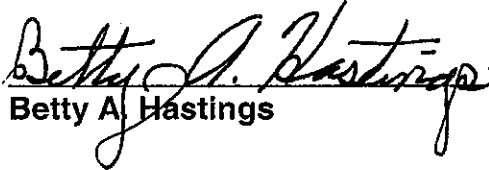
grants to **Quirion Construction, LLC**, a Maine Limited Liability Company with a place of business at 712 West River Road, Augusta, Maine 04330

with **WARRANTY COVENANTS**, the land in Augusta, Kennebec County, State of Maine, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF**

WITNESS my hand(s) and seal(s) this 31st day of December, 2007.





Betty A. Hastings

**THE STATE OF MAINE
Kennebec County, ss.**

December 31, 2007

Then personally appeared the above-named Betty A. Hastings, and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public

Print Name:

**ERICA TURGEON
NOTARY PUBLIC
State of Maine
My Commission Expires
May 26, 2012**

③ Yankee

Y-19503

EXHIBIT A

Certain real estate with the buildings thereon, in the City of Augusta, Kennebec County and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land situated on the easterly side of the West River Road in Augusta, more particularly bounded and described as follows:

Beginning at a point on the easterly side of the West River Road which is one hundred twenty-five (125) feet southerly of the southwest corner of land now or formerly of Bolduc; thence easterly at about right angles to said West River Road a distance of one hundred forty (140) feet to an iron stake; thence southerly at about right angles to the above described line a distance of one hundred twenty-five (125) feet to an iron stake; thence westerly in a line parallel with the first described line a distance of one hundred forty (140) feet to an iron stake on the easterly side of the West River Road; thence northerly along said West River Road a distance of one hundred twenty-five (125) feet to the point of beginning.

Together with a right to install and maintain pipes to a spring on land now or formerly of McFadden situated easterly of the above described lot sufficient for domestic use only.

PARCEL TWO:

A certain lot or parcel of land situated on the easterly side of the West River Road in said Augusta, more particularly bounded and described as follows, to wit:

Beginning at the northwesterly corner of land conveyed by Ambrose S. Church to James F. McFadden and Edith M. McFadden in deed recorded in Book 1072, Page 199; thence northerly along the easterly side of the West River Road a distance of sixty-two and one half (62 ½) feet to an iron stake; thence easterly at right angles to the said West River Road a distance of three hundred twenty-six (326) feet to an iron stake at a pasture fence; thence southerly at right angles to the last described line along said pasture fence a distance of 187 ½ feet to an iron stake near the private road leading to a gravel bank; thence westerly at right angles to the last described line a distance of one hundred eighty-six (186) feet to the southeast corner of said lot previously conveyed by said Church to said McFadden; thence northerly along said McFadden's easterly line a distance of one hundred twenty-five (125) feet to a stake marking the northeast corner of said lot previously conveyed; thence westerly along said McFadden's northerly line a distance of one hundred forty (140) feet to the point of beginning.

PARCEL THREE:

A certain lot or parcel of land situated on the easterly side of the West River Road in said Augusta, more particularly bounded and described as follows, to wit:

Beginning on the easterly side of the West River Road at the southwest corner of land conveyed to James F. McFadden and Edith M. McFadden by Ambrose S. Church in a deed recorded in Book 1072, Page 199; thence southerly along the easterly side of said West River Road a distance of forty-six (46) feet to the northwesterly side of a private road extending from the West River Road to a gravel bank; thence in a northeasterly direction along the northerly side of said gravel bank road to the southerly line of land of said McFadden; thence westerly along said McFadden's southerly line to the point of beginning.

Being the same premises conveyed to Betty A. Hastings by deed from Mary M. Hastings dated August 7, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4462, Page 33; and deed from James F. McFadden and Edith M. McFadden to Mary M. Hastings and Betty A. Hastings dated December 31, 1990 and recorded in said Registry in Book 3852, Page 259.

Received Kennebec SS.
01/02/2008 9:18AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS