

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: 100 Hardy Rd., Falmouth, ME 04105

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? n/a

• IF PRIVATE:

INSTALLATION: Location: off South West corner of driveway

Installed BY: Hans Hansen DATE of Installation: 1982

What is the source of your information: prior owner

USE: Number of Persons currently using system? 0 - home under major renovations for past 9 months

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

COMMENTS: new line installed in 2009

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: Eastern Lawn area OR Unknown Date of Installation: 1982

Date of Last Servicing: 2005 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: Right of house

Date of installation of leach field: unk Installed By: unk

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: HHE 200

COMMENTS: NONE

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

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

8/2008 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials P.G.

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHW/Gas -LP			
Age of system(s)/source(s)	2009			
Name of company that services system(s)/source(s)	N/A - new install			
Date of most recent service call	n/a new install			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	n/a new install			
Malfunction per system(s)/source(s) within past 2 years	N/A New install			
Other pertinent information	none			

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No N/A
 Chimney(s) Lined: N/A Yes No Unknown Age: N/A Last Cleaned: N/A
 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: n/a
 COMMENTS: none

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: none

PROPERTY LOCATED AT 100 Hardy Rd., Falmouth, ME 04105

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: _____

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: LP tank owned by ~~owner~~ Seller

Year Built: 1982 How long has Seller owned it: 2008

Roof: Year Built - Structure: 1982 Age - Shingles: 2007

Moisture or leakage: NONE

Comments: —

Foundation/Basement: Sump Pump: Yes No Unknown Comments: Complete drainage system and

Moisture or leakage since you owned the property: Yes No Unknown Comments: new basement floor & bulkhead

Knowledge of prior moisture or leakage: Yes No Unknown Comments: installed 2008. No prob since

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 known

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

See list of improvements since 2008. Home has been extensively renovated from foundation to 3rd floor. Seller has not lived in this house.

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

June 15, 2009
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



SHORT FORM WARRANTY DEED

George W. Clark of 100 Hardy Road, Falmouth, ME, 04105, FOR CONSIDERATION PAID, grants to **Paul E. A. Gaudet** of 77 Brook Road, Falmouth, ME, 04105, with WARRANTY COVENANTS, the following described real property located in the Town of Falmouth, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, located on the westerly side of Hardy Road, in the Town of Falmouth, County of Cumberland and State of Maine, described as follows:

Beginning at a granite monument on the westerly sideline of the Hardy Road located westerly of Station 38+12.23 as shown on the redefinition of the Hardy Road by the Cumberland County Commissioners in 1959; thence

SOUTH 58° 35' 55" EAST along the westerly sideline of the Hardy Road, a distance of forty-five and 88/100 (45.88) feet to a drill hole in the ledge near a hemlock tree; thence

SOUTH 87° 17' 45" WEST along land now or formerly of Jerred D. Benjamin as recorded in the Cumberland County Registry of Deeds in Book 2959, Page 737, a distance of three hundred seventy-two and 40/100 (372.40) feet to an iron pin at land now or formerly of Frank B. Blanchard, as recorded in said Registry of Deeds in Book 1936, Page 483; thence

NORTH 16° 21' 55" WEST along land now or formerly of Frank B. Blanchard, a distance of two hundred (200.00) feet to an iron pin; thence

NORTH 82° 53' 47" EAST continuing along land now or formerly of Frank B. Blanchard, a distance of three hundred thirty-five and 40/100 (335.40) feet to an iron pin on the westerly sideline of the Hardy Road; thence

SOUTH 16° 21' 55" EAST along the westerly sideline of the Hardy Road, a distance of two hundred (200.00) feet to the point of beginning.

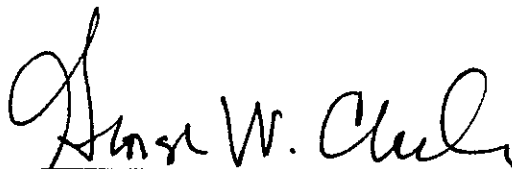
The bearings given are true North from solar observation.

This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Cathy L. Clark dated March 12, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17772, Page 20.

WITNESS my hand this 5th day of August, 2008.

WITNESS



George W. Clark

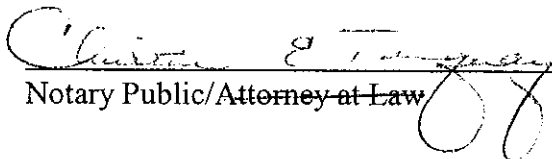
STATE OF MAINE

Cumberland, ss.

August 5, 2008

Personally appeared the above named George W. Clark and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law

Print Name

CHRISTINE E. TANGUAY
Notary Public, Maine
My Commission Expires
October 4, 2012

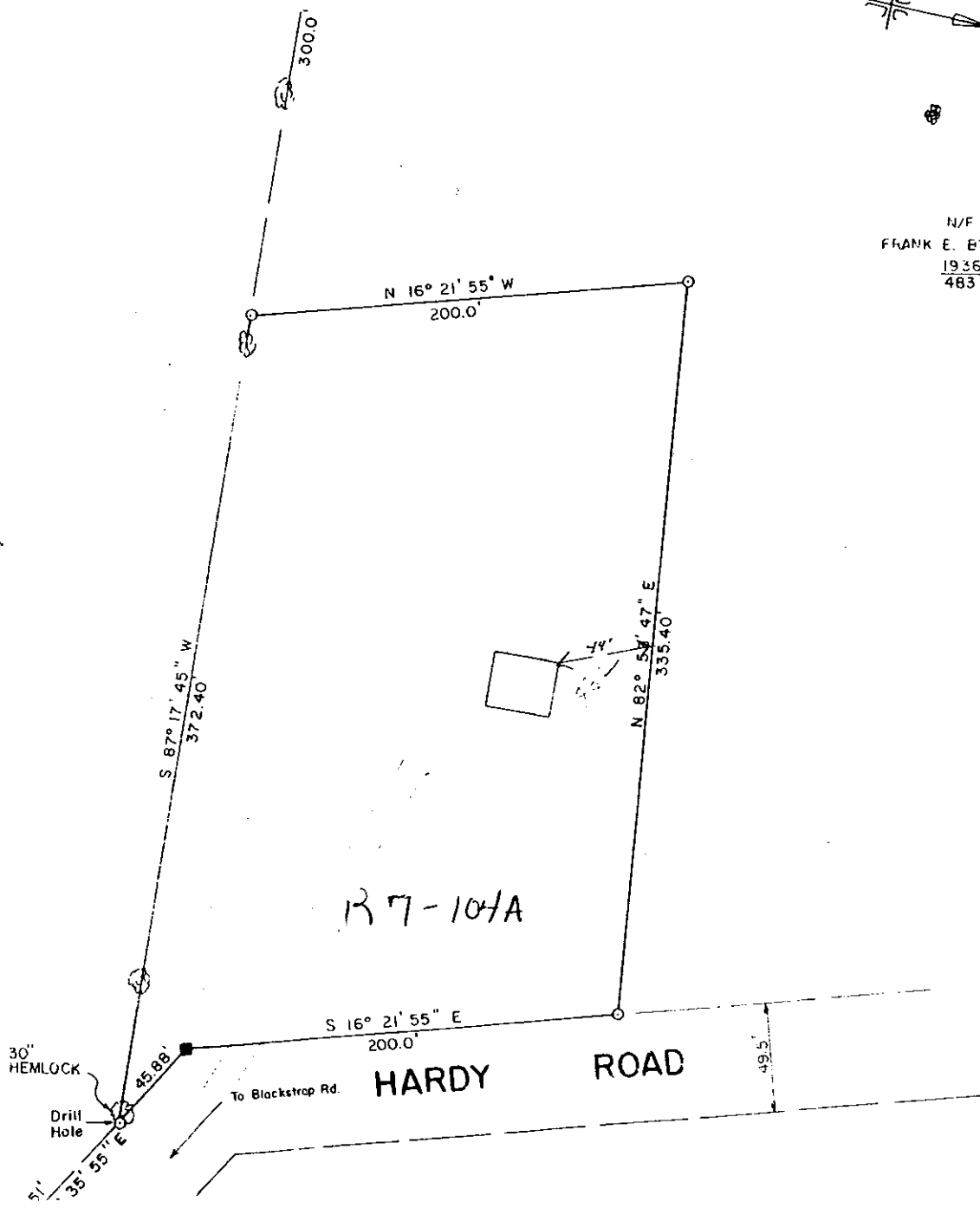
70,996 SF
1.63 AC

~~R-104~~
R-7-104A



N/F
FRANK E. BLANCHARD
1936
483

N/F
JEREMY D. BENJAMIN
2959
727



LOTTMAN P.6.

1/T COMB 9/82