

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Lot 22 Presidential View Subdivisio, Westbrook, ME 04092

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
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? n/a
 What materials are, or were, stored in the tank(s)? n/a
 Age of tank(s): n/a Size of tank(s): n/a
 Location: n/a
 Have you experienced any problems such as leakage? n/a
 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: none

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: Presidential View Subdiv. covenants, restrictions & easements of record
 What is your source of information: Deed
 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: Subdivision
 What is your source of information: Owner
 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: n/a
 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: Public Water stubbed to each lot by developer. Private septic system to be installed and designed by purchaser. Portland Water District recommends booster pump for water.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER [Signature] DATE 9/11/08 SELLER _____ DATE _____

Stiffler Builders

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 _____

SHORT FORM WARRANTY DEED

S.R. Independence, Inc., a Maine corporation, with a principal place of business at 651 Riverside Street, Portland, ME, 04103, **FOR CONSIDERATION PAID**, grants to **Stiffler Builders, Inc.**, a Maine corporation with a place of business at 864 Roosevelt Trail, Windham, ME, 04062, with **WARRANTY COVENANTS**, the following described real property located in the City of Westbrook, County of Cumberland and State of Maine:

A certain lot or parcel of land, with any improvements thereon, situated in the City of Westbrook, County of Cumberland and State of Maine, and being Lot No. 22 as shown on a Plan entitled "Presidential View Subdivision" prepared for S.R. Independence, Inc. by R.P. Titcomb & Associates, dated July 19, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 59.

This conveyance is made subject to those matters set forth on said Plan of Presidential View Subdivision prepared for S.R. Independence, Inc. by R.P. Titcomb & Associates, dated July 19, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 59.

This conveyance is made subject to and together with the terms and conditions set forth in a Declaration of Protective Covenants, Reservations, Restrictions and Easements of Presidential View Subdivision, dated March 12, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19016, Page 224.

This conveyance is made subject to a State of Maine Department of Environmental Protection Site Located Order dated February 25, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19104, Page 115.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantor herein by the following: (1) Deed from Scott Reaves recorded in the Cumberland County Registry of Deeds on March 9, 2001 in Book 16085, Page 214; (2) Deed from Phazer Land Trust and James E. Cummings recorded in said Registry of Deeds on March 9, 2001 in Book 16085, Page 212; (3) Deed from Evelyn S. Stilkey recorded in said Registry of Deeds on October 10, 2001 in Book 16826, Page 225.

MAINE REAL ESTATE TAX PAD

IN WITNESS WHEREOF, S.R. Independence, Inc. has caused this instrument to be executed by Scott Reaves, its President, thereunto duly authorized, this 19th day of February, 2004.

WITNESS

S.R. INDEPENDENCE, INC.

By: *Scott Reaves*
Scott Reaves, Its President

STATE OF MAINE
Cumberland, ss.

February 19, 2004

Personally appeared the above named Scott Reaves, President of S.R. Independence, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of S.R. Independence, Inc.

Before me,

Christine E. Tanguay
Christine E. Tanguay, Notary Public

CHRISTINE E. TANGUAY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
SEP 4, 2008

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Received
Recorded Register of Deeds
Feb 23, 2004 11:21:57A
Cumberland County
John B. D Brian