

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Seamon Rd and Knowlton Corner Rd., Farmington, ME 04938

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? _____

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. 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: Lot 1 of Gray Ridge Subdivision, is included and subject to covenants.

What is your source of information: _____

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: _____

What is your source of information: _____

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: _____

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: Lot 1, and boundaries of Gray Ridge Subdivision are surveyed. Also this parcel abuts Marwick Estates which is surveyed. This land contains a small stream and some wet land. Some wood cutting may be done to open home sites/view shed.

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

David F. Marshall
SELLER
David F. Marshall

06/05/2008

DATE

SELLER

DATE

Received 10/8/08

Marshall Beach Corp.

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

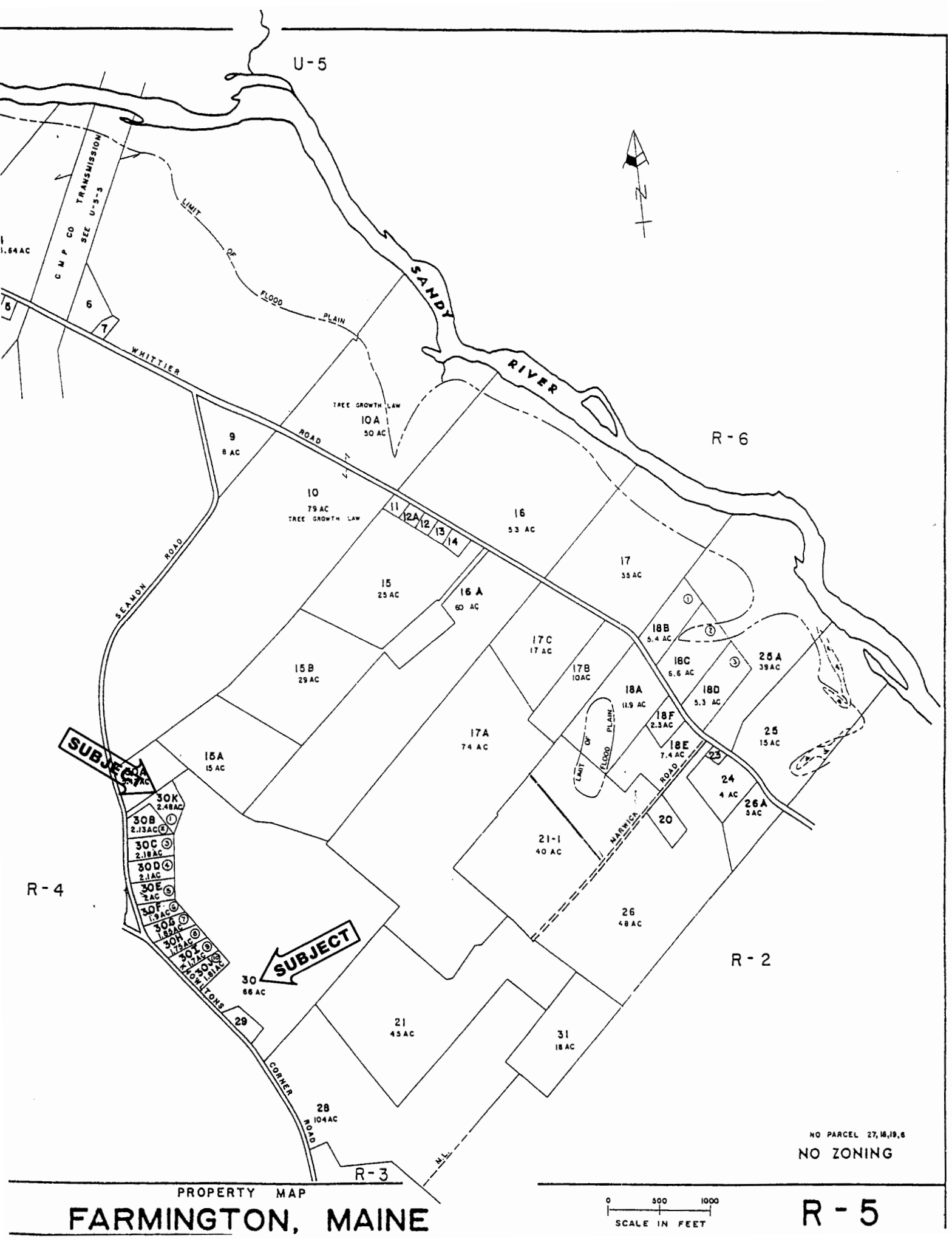
DATE

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Phone: 2077789999 Fax: (207) 778-2222

Colon Durrell





U-5



R-6

R-4

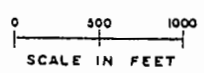
R-2

R-3

NO PARCEL 27, 18, 19, 8
NO ZONING

PROPERTY MAP

FARMINGTON, MAINE



R-5

UNIFORM RESTRICTIONS
 APPLICABLE TO LOTS IN "GRAY RIDGE" SUBDIVISION
 FARMINGTON, FRANKLIN COUNTY, STATE OF MAINE

Leasgi, Inc. and Marshall Beach Corporation of 3 Elm Street, Old Orchard Beach, Maine, owners of a development known as "Gray Ridge", located at Farmington, Franklin County, State of Maine, as designated on a final plan dated March 3, 1988 and recorded in the Franklin County Registry of Deeds in Plan Book P-2004 hereby establishes and declares the following restrictions applicable to lots within the development:

1. Restrictions Applicable to All Lots in "Gray Ridge" Subdivision:

A. All conditions, restrictions and covenants established herein shall run with the land, and shall be binding upon Leasgi, Inc. and Marshall Beach Corporation, their successors and assigns.

B. No lot may be subdivided without prior approval of the Farmington Planning Board and the Maine Department of Environmental Protection, or their successors.

C. Only single family residential use shall be permitted on each lot. No buildings or part thereof shall be closer than thirty (30) feet from the street right of way or twenty five (25) feet from interior boundary lines. The main residential structure shall contain at least one thousand one hundred (1,100) square feet of livable area on the foundation thereof, not including porches, screened, glassed in, or otherwise treated, stoops, garages, carports or other outside terraces.

D. No principal buildings or structures shall be built upon the premises hereby conveyed unless such building is placed upon a permanent concrete foundation, properly drained, which extends below normal frost level. All such buildings and their surroundings shall be properly maintained and kept in a safe and sightly condition.

E. No mobile home, whether on a permanent foundation, wired, or piped with utilities, wheels removed, porches or other additions made, or otherwise altered or improved, shall be permitted on the premises.

F. Any soil fill applied to premises shall be adequately fertilized, seeded, or treated so as to prevent soil erosion and sedimentation.

G. All sewerage and septic waste disposal shall be undertaken in conformity with applicable state and local authorities.

H. No manufacturing or commercial business of any nature shall be conducted upon said premises, except that a lawyer, accountant, physician, architect, or similar professional residing in said dwelling house may maintain therein an office for his sole professional use.