

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

#2719

PROPERTY LOCATED AT: Lot #7 - Pleasant Coves Rd, New Vineyard, ME 04983

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: Shoreland Zoning, Resource Protection, Restrictive Covenants, Road Assoc
 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: Lot is in both Shoreland and Resource Protection Zones
 What is your source of information: State and Local Zoning and Subdivision Documents.
 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: Lots are subject to Phosphorus Buffer Zones (see shaded areas on approved plan) and Restrictions as noted on said plan. Only a portion of this lot lies within the Resource Protection Zone. Lot has a 30' walking easement along south boundary for Lot 9.

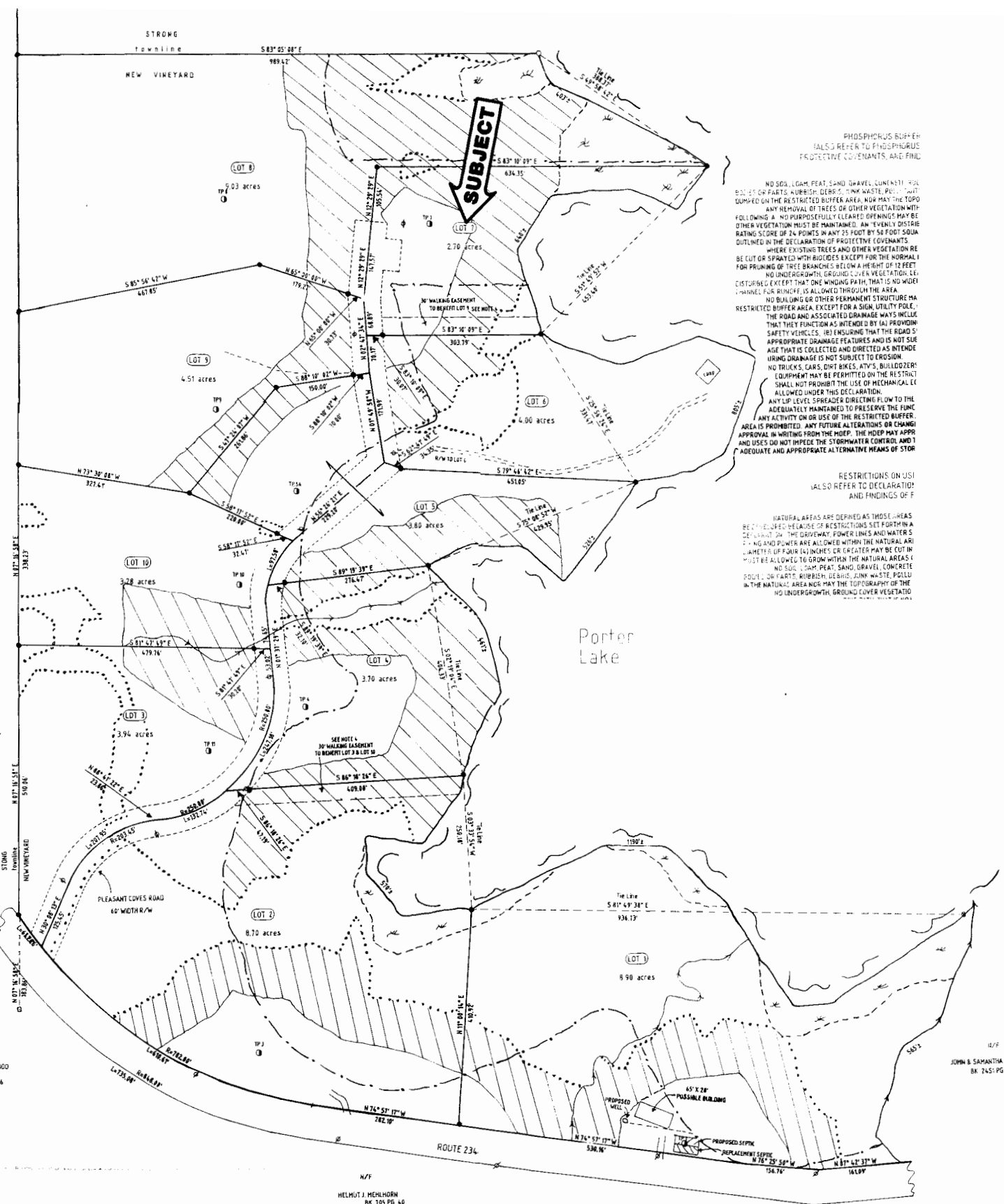
Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

SELLER _____ DATE _____ SELLER _____ DATE _____
SMK Development, LLC

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 _____





**PHOSPHORUS BUFFER
CALLS REFER TO PHOSPHORUS
PROTECTIVE COVENANTS, AND FIND:**

NO SOIL, LOAM, PEAT, SAND, DUMPEL, LUMINAST, RISE
POOLS OR PARTS, RUBBISH, DEBRIS, JUNK WASTE, POLLS, LINT
DUMPED ON THE RESTRICTED BUFFER AREA, NOR MAY THE TOPO
ANY REMOVAL OF TREES OR OTHER VEGETATION WITH
FOLLOWING: A. NO PURPOSEFULLY CLEARED OPENINGS MAY BE
OTHER VEGETATION MUST BE MAINTAINED. AN EVENLY DISTRI
RATING SCORE OF 24 POINTS IN ANY 25 FOOT BY 50 FOOT SQUA
OUTLINED IN THE DECLARATION OF PROTECTIVE COVENANTS
WHERE EXISTING TREES AND OTHER VEGETATION RE
BE CUT OR SPRAYED WITH BIODEGRADABLES EXCEPT FOR THE NORMAL I
FOR PRUNING OF TREE BRANCHES BELOW A HEIGHT OF 12 FEET
NO UNDERGROWTH, GROUND COVER VEGETATION, LE
DISTURBED EXCEPT THAT ONE WINDING PATH, THAT IS NO WIDE
CHANNEL FOR RUNOFF, IS ALLOWED THROUGH THE AREA.
NO BUILDING OR OTHER PERMANENT STRUCTURE MA
RESTRICTED BUFFER AREA, EXCEPT FOR A SIGN, UTILITY POLE,
THE ROAD AND ASSOCIATED DRAINAGE WAYS, UNLESS
THAT THEY FUNCTION AS INTENDED BY (A) PROVIDING
SAFETY VEHICLES, (B) ENSURING THAT THE ROAD 5'
APPROPRIATE DRAINAGE FEATURES AND IS NOT SUB
AGE THAT IS COLLECTED AND DIRECTED AS INTENDE
DRAINAGE IS NOT SUBJECT TO EROSION.
NO TRUCKS, CARS, DIRT BIKES, ATVs, BULLDOZERS
EQUIPMENT MAY BE PERMITTED ON THE RESTRICT
SHALL NOT PROHIBIT THE USE OF MECHANICAL ET
ALLOWED UNDER THIS DECLARATION.
ANY LIP LEVEL SPREADER DIRECTING FLOW TO THE
ADEQUATELY MAINTAINED TO PRESERVE THE FENC
ANY ACTIVITY ON OR USE OF THE RESTRICTED BUFFER
AREA IS PROHIBITED. ANY FUTURE ALTERATIONS OR CHANGI
APPROVAL IN WRITING FROM THE MDER. THE MDER MAY APPR
AND USES DO NOT IMPEDE THE STORMWATER CONTROL AND I
ADEQUATE AND APPROPRIATE ALTERNATIVE MEANS OF STOR

**RESTRICTIONS ON USE
ALSO REFER TO DECLARATION
AND FINDINGS OF F**

NATURAL AREAS ARE DEFINED AS THOSE AREAS
BEING PROTECTED BECAUSE OF RESTRICTIONS SET FORTH IN A
DECLARATION ON THE DRIVEWAY, POWER LINES AND WATER S
E. NO AND POWER ARE ALLOWED WITHIN THE NATURAL ARE
LIMITS OF FOUR (4) INCHES OR GREATER MAY BE CUT IN
MAY BE ALLOWED TO GROW WITHIN THE NATURAL AREAS I
NO SOIL, LOAM, PEAT, SAND, GRAVEL, CONCRETE
POOL, OR PARTS, RUBBISH, DEBRIS, JUNK WASTE, POLLS
IN THE NATURAL AREA AND MAY THE TOPOGRAPHY OF THE
NO UNDERGROWTH, GROUND COVER VEGETATIO

N/F
RAYMOND MCKEMNEY
BK. 2240 PG. 136

N/F
REBECCA A. ATWOOD
BK. 1402 PG. 236

N/F
HELMUT J. MEHLHORN
BK. 105 PG. 40

N/F
JOHN B. SAMANTHA
BK. 2451 PG.

Porter
Lake

ROUTE 234

PLEASANT COVES ROAD
60' WIDTH R/W

PROPOSED SEPTIC
REPLACEMENT SEPTIC

65' X 28'
POSSIBLE BUILDING

SUBJECT