

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Lot #8 - Pleasant Coves Rd, New Vineyard, ME 04983

#2720

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.

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 _____



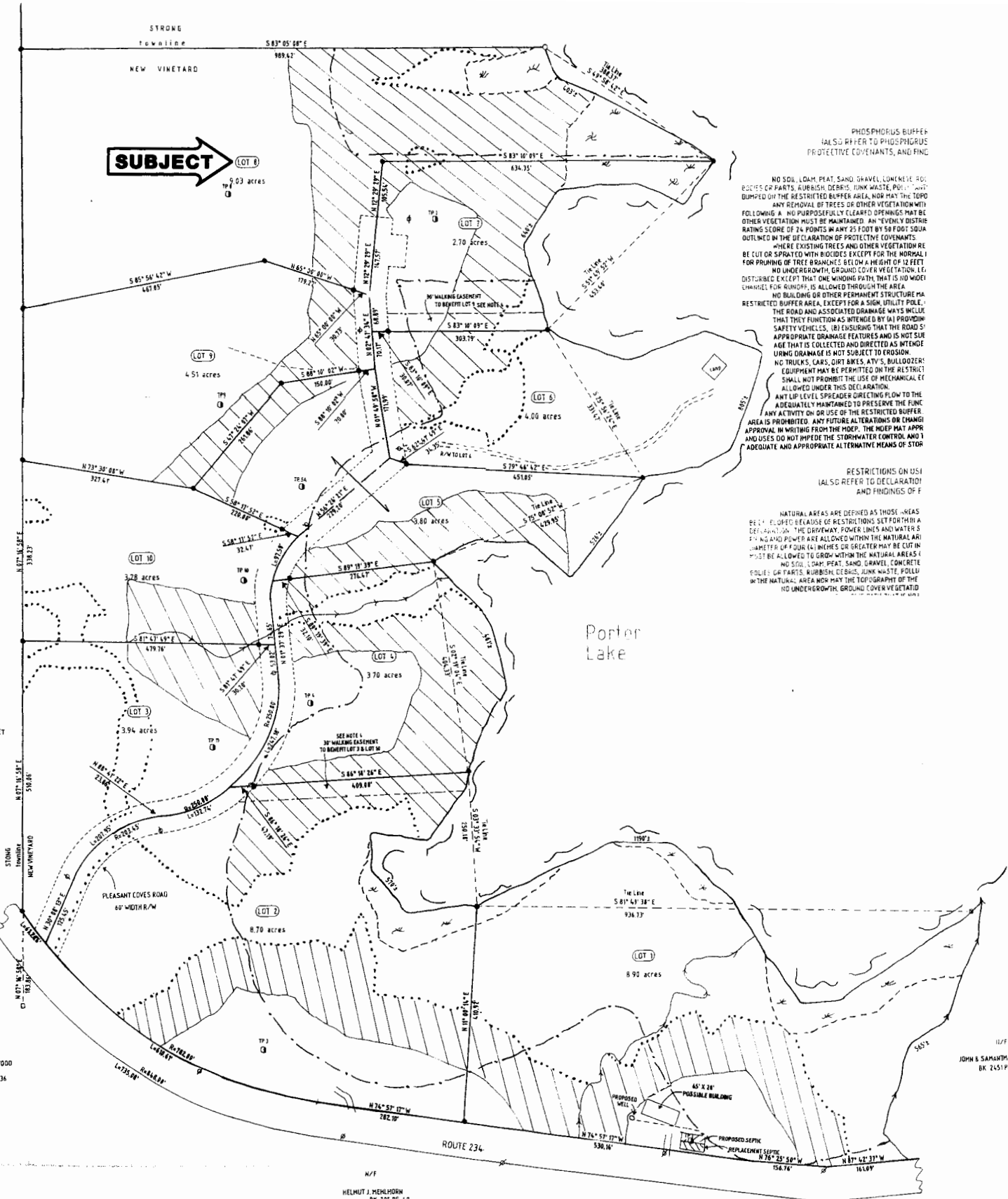
SUBJECT (LOT 8)
9.03 acres

PHOSPHORUS BUFFER
L.S. REFER TO PHOSPHORUS
PROTECTIVE COVENANTS, AND FNC

NO SOIL, LOAM, PEAT, SAND, GRAVEL, CONCRETE, POLYMER, RUBBER, DEBRIS, JUNK WASTE, POLLUTANTS, OR PARTS DUMPED ON THE RESTRICTED BUFFER AREA, NOR MAY THE TOPSOIL BE REMOVED OR ANY REMOVAL OF TREES OR OTHER VEGETATION WITHIN THE RESTRICTED BUFFER AREA. NO PURPOSEFULLY CLEARED OPENINGS MAY BE MADE IN THE RESTRICTED BUFFER AREA. AN "EVENLY DISTRIBUTED" RATING SCORE OF 24 POINTS IN ANY 25 FOOT BY 50 FOOT SQUARE AREA OUTLINED IN THE DECLARATION OF PROTECTIVE COVENANTS. WHERE EXISTING TREES AND OTHER VEGETATION ARE TO BE CUT OR SPRAYED WITH HERBICIDES EXCEPT FOR THE NORMAL PRUNING OF TREE BRANCHES BELOW A HEIGHT OF 12 FEET. NO UNDERGROWTH, GRASS, OR OTHER VEGETATION, INCLUDING DISTURBED EXCEPT THAT ONE WINDING PATH THAT IS NO MORE THAN 4 FEET WIDE, IS ALLOWED THROUGH THE AREA. NO BUILDING OR OTHER PERMANENT STRUCTURE MAY BE CONSTRUCTED IN THE RESTRICTED BUFFER AREA, EXCEPT FOR A SIGN, UTILITY POLE, OR THE ROAD AND ASSOCIATED DRAINAGE WAITS, PROVIDED THAT THEY FUNCTION AS INTENDED BY (A) PROVIDING SAFETY VEHICLES, (B) ENSURING THAT THE ROAD IS APPROPRIATE DRAINAGE FEATURES AND IS NOT SUBJECT TO FROSTING. APPROPRIATE DRAINAGE FEATURES AND IS NOT SUBJECT TO FROSTING. USING DRAINAGE IS NOT SUBJECT TO FROSTING. NO TRUCKS, CARS, DIRT BIKES, ATVs, BULLDOZERS, OR OTHER EQUIPMENT MAY BE PERMITTED ON THE RESTRICTED BUFFER AREA. THE USE OF MECHANICAL EQUIPMENT IS NOT PERMITTED UNDER THIS DECLARATION. ANY LIP LEVEL SPREADER DIRECTING FLOW TO THE RESTRICTED BUFFER AREA IS NOT PERMITTED. ANY ACTIVITY ON OR USE OF THE RESTRICTED BUFFER AREA IS PROHIBITED. ANY FUTURE ALTERATIONS OR CHANGES TO THE RESTRICTED BUFFER AREA MUST BE APPROVED IN WRITING FROM THE MDEP. THE MDEP MAY APPROVE USES THAT DO NOT IMPED THE STORMWATER CONTROL AND STORAGE AND APPROPRIATE ALTERNATIVE MEANS OF STORAGE.

RESTRICTIONS ON USE
L.S. REFER TO DECLARATION
AND FINDINGS OF F

NATURAL AREAS ARE DEFINED AS THOSE AREAS THAT ARE PROTECTED BY RESTRICTIONS SET FORTH IN A DECLARATION. THE DRIVEWAY, POWER LINES AND WATER SERVICE LINES AND POWER ARE ALLOWED WITHIN THE NATURAL AREA. A DIAMETER OF FOUR (4) INCHES OR GREATER MAY BE CUT IN THE NATURAL AREA. NO SOIL, LOAM, PEAT, SAND, GRAVEL, CONCRETE, POLYMER, RUBBER, DEBRIS, JUNK WASTE, POLLUTANTS, OR PARTS DUMPED ON THE RESTRICTED BUFFER AREA, NOR MAY THE TOPSOIL BE REMOVED OR ANY REMOVAL OF TREES OR OTHER VEGETATION WITHIN THE RESTRICTED BUFFER AREA. NO PURPOSEFULLY CLEARED OPENINGS MAY BE MADE IN THE RESTRICTED BUFFER AREA. AN "EVENLY DISTRIBUTED" RATING SCORE OF 24 POINTS IN ANY 25 FOOT BY 50 FOOT SQUARE AREA OUTLINED IN THE DECLARATION OF PROTECTIVE COVENANTS. WHERE EXISTING TREES AND OTHER VEGETATION ARE TO BE CUT OR SPRAYED WITH HERBICIDES EXCEPT FOR THE NORMAL PRUNING OF TREE BRANCHES BELOW A HEIGHT OF 12 FEET. NO UNDERGROWTH, GRASS, OR OTHER VEGETATION, INCLUDING DISTURBED EXCEPT THAT ONE WINDING PATH THAT IS NO MORE THAN 4 FEET WIDE, IS ALLOWED THROUGH THE AREA. NO BUILDING OR OTHER PERMANENT STRUCTURE MAY BE CONSTRUCTED IN THE RESTRICTED BUFFER AREA, EXCEPT FOR A SIGN, UTILITY POLE, OR THE ROAD AND ASSOCIATED DRAINAGE WAITS, PROVIDED THAT THEY FUNCTION AS INTENDED BY (A) PROVIDING SAFETY VEHICLES, (B) ENSURING THAT THE ROAD IS APPROPRIATE DRAINAGE FEATURES AND IS NOT SUBJECT TO FROSTING. APPROPRIATE DRAINAGE FEATURES AND IS NOT SUBJECT TO FROSTING. USING DRAINAGE IS NOT SUBJECT TO FROSTING. NO TRUCKS, CARS, DIRT BIKES, ATVs, BULLDOZERS, OR OTHER EQUIPMENT MAY BE PERMITTED ON THE RESTRICTED BUFFER AREA. THE USE OF MECHANICAL EQUIPMENT IS NOT PERMITTED UNDER THIS DECLARATION. ANY LIP LEVEL SPREADER DIRECTING FLOW TO THE RESTRICTED BUFFER AREA IS NOT PERMITTED. ANY ACTIVITY ON OR USE OF THE RESTRICTED BUFFER AREA IS PROHIBITED. ANY FUTURE ALTERATIONS OR CHANGES TO THE RESTRICTED BUFFER AREA MUST BE APPROVED IN WRITING FROM THE MDEP. THE MDEP MAY APPROVE USES THAT DO NOT IMPED THE STORMWATER CONTROL AND STORAGE AND APPROPRIATE ALTERNATIVE MEANS OF STORAGE.



42F
RAYMOND M. KENNEDY
BK. 2244 PG. 130

117F
REBECCA A. ATWOOD
BK. 1402 PG. 236

117F
HELMUT J. MENCHLOHN
BK. 105 PG. 40

117F
JOHN B. SAMANTHA
BK. 2451 PG.