

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: 10 Church St., Tax Map 15, Lot 1, Jay, ME 04239

#10780

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? _____

• IF PRIVATE:

INSTALLATION: Location: _____
Installed BY: _____ DATE of Installation: _____
What is the source of your information: _____
USE: Number of Persons currently using system? _____
Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____

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: _____ OR Unknown Date of Installation: _____
Date of Last Servicing: _____ 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: _____
Date of installation of leach field: _____ Installed By: _____
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: _____

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown
Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Hot Air			
Age of system(s)/source(s)	1987			
Name of company that services system(s)/source(s)	Bill's Heating			
Date of most recent service call	Fall 2007			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Approx. 400 gallons/year			
Malfunction per system(s)/source(s) within past 2 years	replaced transformer 3 yrs ago			
Other pertinent information				

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1987 Last Cleaned: NA
 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: _____
 COMMENTS: _____

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: _____

8/2008 Page 2 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials SB

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: Former residential structure burned and was removed from lot.

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: Abutter to west shares easement on their driveway with this property.

What is your source of information: Seller

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: No

Year Built: 1987 How long has Seller owned it: 1999

Roof: Year Built - Structure: 1987 Age - Shingles: 1987

Moisture or leakage: Yes - Roof has leaked from ice backup in winter when snow is on roof.

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____

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: Pipe leak caused bedroom floor underlayment to get wet. Plumbing was repaired and floor reinforced. Master bath lavatory & toilet pipes have frozen in the past. Seller uses a 60 watt light bulb under floor to keep those pipes from sticking.

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

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
Steven J. Bernard

November 30, 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.

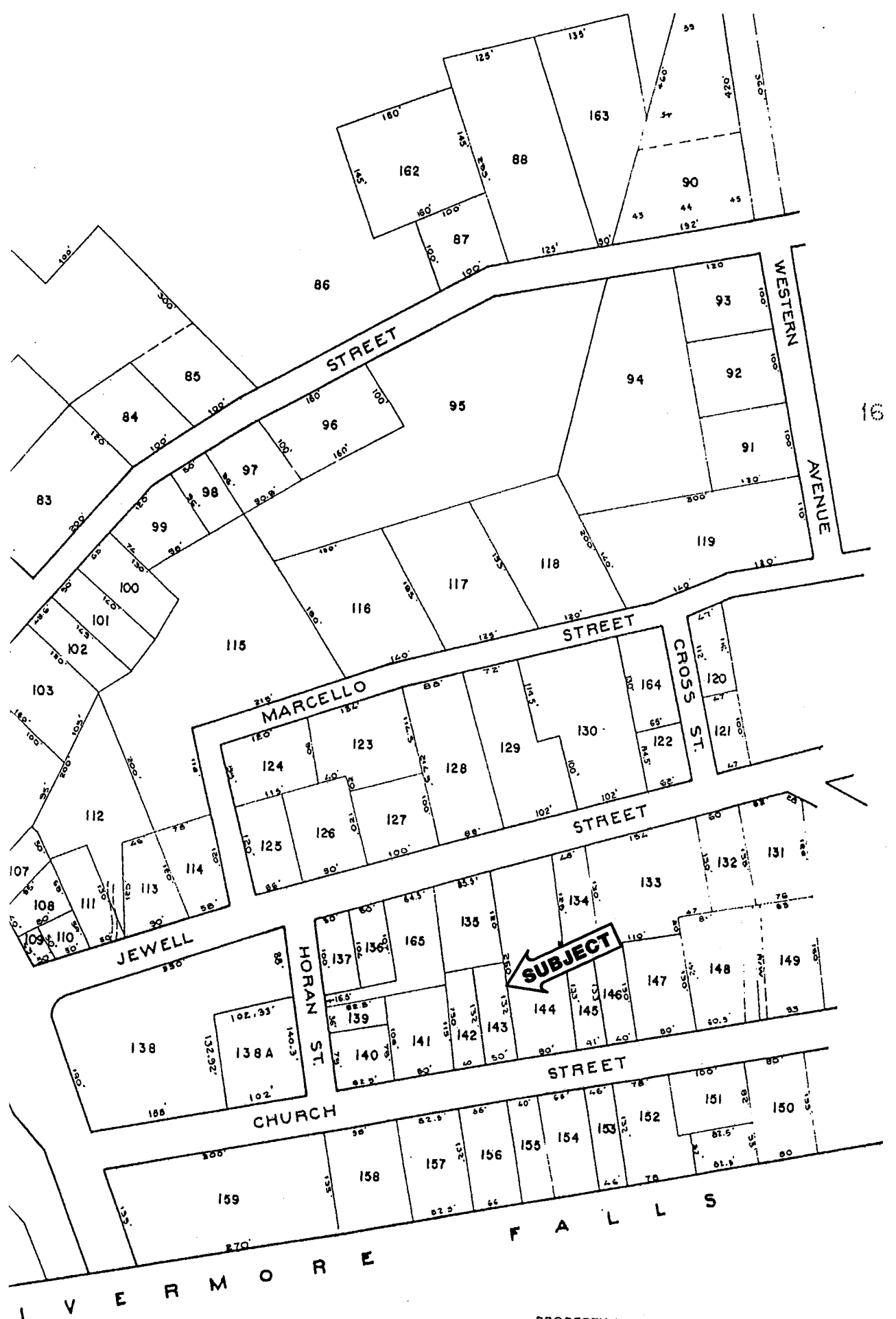
BUYER

DATE

BUYER

DATE





PROPERTY MAP
TOWN OF JAY
 FRANKLIN COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 100 FEET

NO PARCEL 77

FORM 333 M

BOOK 1094 PAGE 269

TITLELAND REGISTERED U. S. PAT. OFFICE
TITLE LAW PRINT. PUB. SHER. HULL AND V. 02701

002791

Know all Men by these Presents

Richard Dalessandro and Gloria Dalessandro both of Jay, Franklin County, State of Maine for consideration paid, grant to Steven J. Barnard of P. O. Box 171, Jay, Franklin County, State of Maine with WARRANTY COVENANTS, a certain lot or parcel of land, with the buildings thereon, situated in the Town of Jay, Franklin County, State of Maine, bounded and described as follows:

A certain lot or parcel of land in said Town of Jay, situated on the north side of Church Street in the Village of Chisholm, bounded and described as follows:

Beginning at the southeasterly corner of land formerly of Thomas J. Croteau in the northerly line of said Church Street in a line of stone wall; thence northerly along said stone wall and said Croteau's westerly line one hundred thirty two (132) feet to land now or formerly of Maude Covill Haskell; thence westerly along said Haskell's land, the southerly line thereof and line of wire fence fifty (50) feet six (6) inches to an iron pin driven in the ground in said line of fence; thence southerly at right angle, in a line ten (10) feet easterly from, and parallel to, the foundation wall of small dwelling on Parcel Number 2, referred to below, and now or formerly occupied by Reginald Doiron, a distance of one hundred thirty two (132) feet to an iron pin driven in the ground in the northerly line of said Church Street; and thence easterly along said Church Street fifty (50) feet six (6) inches to the point of beginning.

It is further agreed that there shall be a twelve (12) foot right of way between this parcel herein conveyed and that conveyed by Monique J. Morin to Reginald Doiron by deed dated May 1, 1948, recorded in said Registry of Deeds in Book 308, Page 56, and being six (6) feet from each parcel, said right of way to extend twelve (12) feet north of the north side of the garage located on the parcel herein conveyed, and for the use of said Reginald Doiron, and in common with the Grantee herein, his heirs and assigns, and said right of way to be kept open at all times.

Meaning and intending to convey all and the same premises conveyed by Julian J. Dupont to Richard Dalessandro and Gloria Dalessandro by deed dated December 29, 1977 and recorded in the Franklin County Registry of Deeds in Book 337, Page 139.

Maine Real Estate
Transfer Tax Paid

TITLE NOT SEARCHED
DESCRIPTION NOT VERIFIED

WITNESS their hands and seals this _____ day of April, 1989.

Richard Dalessandro

Richard Dalessandro
Richard Dalessandro

to Beath

Gloria Dalessandro
Gloria Dalessandro

THE STATE OF MAINE Franklin ss. April 2, 1989

Then personally appeared the above-named Richard Dalessandro and Gloria Dalessandro and acknowledged the foregoing instrument to be their free act and deed,

Before me, Richard J. Cormier **SEAL**
Notary Public
FRANKLIN SAVINGS BANK

/s/dalessandro

BY _____
VICE PRESIDENT

RICHARD J. CORMIER
NOTARY PUBLIC, MAINE
My Commission Expires Dec. 29, 1993

Franklin County
Received: April 21, 1989
Time: 10:44 AM
Attest:
Registrar Susan A. Black