

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: 564 Mosher Hill Road, Farmington, ME 04938 #10821

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: 1994+- 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: Near NW corner of home.

Installed BY: Richard Buzzell

DATE of Installation: 1981

What is the source of your information: Owner

USE: Number of Persons currently using system? 0

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: SW of home. OR Unknown Date of Installation: 1981

Date of Last Servicing: 2006+- Name of Company Servicing Tank: AAA Interstate

Date Last Pumped: 2006+- Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: SW of home.

Date of installation of leach field: 1981 Installed By: E.L. Vining

Date of Last Servicing: NA 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: Owner

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

Is System located in a Coastal Shoreland Zone? Yes No Unknown

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil HWBB	Electric radiant	Wood stoves	
Age of system(s)/source(s)	2005+-	1981		
Name of company that services system(s)/source(s)	RPH	NA		
Date of most recent service call	Annual service	NA		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	1,000-1,200 gallons estimated	Generally unused	Varies with usage.	
Malfunction per system(s)/source(s) within past 2 years				
Other pertinent information	Only bsmt heated *	Not 1st flr bath.		

Buried Oil Supply Line: Yes No Unknown Sleevd: Yes No
 Chimney(s) Lined: Yes No Unknown Age: 1981 Last Cleaned: _____
 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: * last few winters. One 4 flue chimney, one 3 flue chimney.

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: Maybe, 15+- years ago.
 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: Maybe, 15+- years ago.
 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: _____

PROPERTY LOCATED AT 564 Mosher Hill Road, Farmington, ME 04938

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: _____
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

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: _____
What is your source of information: _____

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: In 2009, \$12,740 Homestead Exemption

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: DirectTV satellite dish

• Year Built: 1981 How long has Seller owned it: 1980 (land)

• Roof: Year Built - Structure: 1981 Age - Shingles: Steel, 2002+-

Moisture or leakage: No
Comments: Chimney flashing needs perioding flashing maintenance.

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

Moisture or leakage since you owned the property: Yes No Unknown Comments: See Section VI

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: Wired for generator. 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: _____

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

During 1987 flood, drainage tiles to dry well plugged, was re-routed with no problems since

Survey of entire parcel, Book 136 1/2, page 64. New Northerly line to be established.

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.

Edward R. Drechsel
SELLER

November 18, 2009
DATE

Jeanne L.M. Drechsel
SELLER

November 18, 2009
DATE

Jeanne L.M. Drechsel

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



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INDUSTRY

FEDERAL ROW

39A 6.5AC ①	39B 7AC ②	39C 7.5AC ③	39D 7.5AC ④	39E 32.5AC ⑤
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14I
51AC

38A
3.1AC

38
32.9AC

38-4
10.79AC

38-3
90.42AC

SWAIN ROAD

37A
6.9AC

37
51.4AC

38-2
471AC

38-1
5.92AC

SUBJECT →

36
51AC

37B
6.4AC

CLEARVIEW LANE

40A
7AC

42B
7AC

42A
7AC

43
7AC

44
7AC

45
7AC

46
7AC

47
7AC

48
7AC

36E
3.5AC

36C
3.4AC

36B
10AC

35
66AC

36D
12AC

36A
121AC

49
22AC

31B
18AC

31C
18.5AC

31D
18.5AC

60
2.38AC
①

61
2.73AC
②

62
2.47AC
③

63
3.16AC
④

64
3.23AC
⑤

65
4.15AC
⑥

34
2AC

32
2AC

30
2AC

30A
3AC

27
2AC

26A
2AC

26
70AC

26B
43AC

25

28
130AC

21
13AC

24A
3.44AC

24
3.9AC

22
20D

20
32AC

20A
105AC

20B
5.5AC

20C
3AC

17
17A

18
12AC

18A
101AC

19A
19B

19
25AC

66
2.7AC

51
52
53
54
55
56
57
58
59

C
IC

FE
AC

9
34AC

DISCONTINUED
BROWN ROAD

TREE GROWTH LAW

28A
25.4AC
TREE GROWTH LAW

WAUGH ROAD

M.L.
R-12-19

SAVAGE ROAD

INDUSTRY

INDUSTRY

INDUSTRY

INDUSTRY

INDUSTRY

INDUSTRY

INDUSTRY

INDUSTRY

INDUSTRY

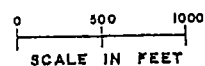
INDUSTRY

R-12

NO PARCEL 29, 23, 9
NO ZONING

PROPERTY MAP

FARMINGTON, MAINE



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XX

See Book 996, Page 86 10-15-87 (ATTCH)

BOOK 625 PAGE 242

I, Robert E. Bean, Trustee of the Freeman Welcome Trust,
 of Farmington, Franklin County, Maine,
 (being personally) for consideration paid,
 grant to Edward R. Drechsel and Jeanne L. M. Drechsel, both
 of RFD 1, Box 346A, Oakland, Kennebec County, Maine,
 with warranty (jointly), as joint tenants, the land in Farmington, Franklin
 County, Maine, bounded and described as follows:

Beginning at a point marked by an iron pin set on the northwesterly side of the
 Mosher Hill Road, so-called, and at a corner of land owned or occupied by Catherine
 F. Baldwin; thence southwesterly curving southerly along the Mosher Hill Road one
 thousand eight hundred seventy-nine (1,879) feet to a point marked by another iron
 pin set on the westerly side of the road and one hundred sixty-five (165) feet north-
 erly along the road from the southeasterly corner of land of the grantor; thence north
 eighty-five (85) degrees west in a course parallel with and one hundred sixty-five
 (165) feet distant from the northerly line of land of John Flint and Elizabeth Flint
 nine hundred seventy (970) feet to a point marked by an iron pin set in a stone wall;
 thence north eight (8) degrees east along line of land owned or occupied by Irene
 Harnden and land owned or occupied by David Bredbury and Carol Bredbury, the line
 being marked for part of the way by stone wall and wire fence, one thousand seven hun-
 dred sixty (1,760) feet to an iron pin set in the ground; thence south eight (8) de-
 grees east on line of land owned or occupied by Catherine Baldwin one thousand six
 hundred fifty-two (1,652) feet to the point of beginning, containing fifty-one (51)
 acres, more or less. Courses and distances herein are taken from a survey made by
 Acme Engineering & Design, Inc. May 1980, which is to be recorded in the Franklin
 County Registry of Deeds, not later than July 1, 1982, and which the grantor
 hereby undertakes to furnish (mylar copy) the grantees by July 1, 1982.

The above premises are part of those conveyed to this grantor by deed from
 Robert E. Bean and Glenys L. Bean dated March 19, 1969 and recorded in said Registry,
 Book 417, Page 152. For terms of the Freeman Welcome Trust, reference is made to
 instrument recorded in said Registry, Book 385, Page 13.

~~John, Edgar, and Charles, all rights by them and their heirs~~ ~~with certain grants~~

Witness my hand and seal this 30th day of June, 1980.
Joyce A. Cassidy Robert E. Bean Trust
 Trustee of the Freeman Welcome Trust

The State of Maine Franklin, ss. June 30, 1980
 Then personally appeared the above named Robert E. Bean, Trustee as above

and acknowledged the foregoing instrument to be his free act and deed in his said capacity.
 Before me, Joyce A. Cassidy
 Justice of the Peace - Attorney at Law, Registry Public

Franklin County
 Received June 30, 1980
 Time 10:11 AM
 Attest: Joyce A. Cassidy
 Registrar

